

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Monthly Meeting Minutes

October 28, 2014

At 7:00 PM Vice-chairman Steve Jacobs called the meeting to order and welcomed the public. He announced that the meeting is being recorded for the sole purpose as a review aid in compiling the written minutes.

Commission Members Present: Vice-chairman Stephen Jacobs, William Shriner and John Iaea. Chairman Russell Ryan and Dave Peters were excused from the meeting, there was a quorum.

Staff/Consultants Present: Rob Thaeler of the Adams County Office of Planning and Development (ACOPD), Township Planning Consultant. Jason Reichard of C.S. Davidson, Inc., Township Engineer was excused from the meeting.

Public Present: Rich and Stacey Hausler and Donald Wills.

Approval of the Agenda: The Commission unanimously approved the Agenda.

Approval of the Minutes: John Iaea motioned to approve the August 26, 2014 meeting minutes. Bill Shriner seconded. The motion carried unanimously. Formal minutes for the September meeting were not prepared as there was no quorum at that meeting.

Public Comment: Mr. Hausler sated that he would like to purchase six (more or less) acres off of the seven acre lot that Mr. Wills owns and in the future build two houses on the property. Rob Thaeler first mentioned that the remaining lot will need to be a minimum of one acre. He proceeded by going over the procedure to subdivide property, and mentioned that he will have to review the Township requirements for pan handle lots and how shared access drives are handled. Rob Thaeler invited Mr. and Mrs. Hausler to his office to identify the issues that they may face with in regard to this proposed subdivision. Mr. and Mrs. Hausler and Mr. Wills left the meeting at 7:30 PM.

Plans:

- a. **2000 Mount Hope Road:** Prior to the meeting, Solicitor Battersby recommended that the parcel is surveyed to see what amount of the land Mr. Sites owns exclusive of the Township right-of-way. This determination has been relayed to Mr. Sites.
- b. **Iron Springs Plaza:** There has been no new development with this plan, there was no discussion.

New/Old Business:

- a. **Zoning Revision Discussion:** Rob Thaeler stated that he sent to the Township Office, via email, updated versions of the zoning districts which Secretary/Treasurer Feiler will distribute to the Commission. He also suggested that in the future a workshop with the Planning Commission and the Board of Supervisors should be scheduled to go over the zoning districts.

Township Planner's Report: Mr. Thaeler stated that tomorrow night, October 29th, there will be a public meeting to present the South West Joint Comprehensive Plan that has been prepared by the Planning Commissions of Carroll Valley and Fairfield Boroughs, and Hamiltonban, Liberty and Freedom Townships. There was a discussion regarding the long going effort in preparing the Plan and the misconceptions people have of the Plan. Rob Thaeler stressed that if adopted, individual Municipalities will not loose its individual decision making or identity, the Plan essentially is a common strategy.

Township Engineer's Report: None.

Township Meeting Dates: All public meetings are held at the local prevailing time of 7:00 PM at 23 Carrolls Tract Road, Fairfield, PA. Rescheduled changes of date or time will be advertised via the *Gettysburg Times*. Cancellations will be via a notice on the office door.

- A. SW Adams County Joint Comp Plan Public Meeting - October 29, 2014.
- B. Board of Supervisors Workshop - October 30, 2014.
- C. Board of Supervisors - November 5, 2014
- D. Recreation and Parks - November 12, 2014.
- E. Planning Commission - November 25, 2014.

Adjournment: At 8:00 PM the meeting was adjourned.

Respectfully submitted,

Deborah K. Feiler
Township Secretary