

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

February 24, 2015

At 7:00 PM Chairman Russell Ryan 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: Chairman Russell Ryan, Dave Peters and John Iaea. Steve Jacobs and William Shriner were excused from the meeting. There was a quorum.

Staff/Consultants Present: Rob Thaeler of the Adams County Office of Planning and Development, Township Planning Consultant and Jason Reichard of C.S. Davidson, Inc., Township Engineer were present.

Board of Supervisors Present: None.

Public Present: Rick Castranio of Alpha Consulting Engineers, Inc., Sandi L. Polvinale, and Anthony DiSanto of the nonprofit corporation Friends of Carmel JMJ.

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

Approval of the Minutes: John Iaea motioned to approve the January 27, 2015 meeting minutes. Dave Peters seconded. The motion carried unanimously.

Public Comment: None.

Plans:

- a. **Carmel of Jesus, Mary and Joseph:** After confirming with Rick Castranio that the Carmel plans have not yet been submitted to the Conservation District, Chairman Ryan opened the floor for comments and questions by the three members of the public all of whom were present for the Carmel proposed to be developed at 465 Water Street. Rick Castranio said they are coordinating with Liberty Township whose Planning Commission will focus on storm water management and sewage issues. Rick stated that they are developing responses to the second comment by the Zoning Officer's February 18th letter stating that additional parking or a variance will be necessary and comments in the Fire Chiefs letter of January 22. Rick said they may be meeting with the Fire Chief before our next meeting. Rick said the direction they are initially headed with the additional required parking is to meet with the architect later in the week to see where the additional parking can be located rather than seeking a zoning variance. Anthony DiSanto commented that if their present location is any indication, additional parking is only needed on Sundays and some special Holy Days. Rob Thaeler said his comment letter of January 29 is longer than usual since two jurisdictions are involved. Rob discussed paragraph IV. A. 8. of his letter which states the Carmel's water system will require DEP permitting if it serves more than 25 people. Rob asked Rick if their

intent for the water supply was a well and Rick confirmed that it was. In response to paragraph IV. A. 10 of Rob's letter, Rick said there is no intent to remove any trees from the site other than what is necessary for the roadways. Rick explained why the plan includes two roadways. He said they are in negotiation with Valley Quarries to buy a 10 acre parcel for the permanent roadway, but unfortunately Valley Quarries put the full 117 acre parcel in Clean and Green a few years ago which will trigger significant rollback taxes if the roadway is considered an improvement. So if the county considers the roadway an improvement, they will wait 8 years to build the roadway (rollback taxes would then be only on the 10 acre parcel) and then remove the temporary roadway. After being asked if there were anything the public attendees wanted the Commission to act on there was a discussion of the three waivers requested and listed in the January 27 minutes. Rusty motioned the waiver requests be granted. The motion was seconded by Dave and it passed unanimously. For the record required fencing of storm water facilities under Section 306.6.l.h and required guards on intake and outfall structures under Section 206.6.l.m were waived and time of concentration greater than 5 minutes was permitted under Section 306.8.l.d. At 7:45 at the conclusion of discussion on the Carmel, the public attendees left the meeting.

b. **Iron Springs Plaza:** Since no action was needed at this time there was no discussion.

New/Old Business:

a. **Zoning Revision Discussion:** There was no discussion.

Township Planner's Report: Rob said there would be a public hearing on the Southwest Adams County Comprehensive Plan on March 26 in the Fairfield town hall.

Township Engineer's Report: Jason said they are working through MOUs for Hamiltonban and Franklin Townships and obtaining a contract to replace the Moritz Road bridge which needs new decking.

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. Board of Supervisors Workshop - February 26, 2015.
- B. Board of Supervisors - March 3, 2015
- C. Recreation and Parks - March 10, 2015.
- D. Planning Commission - March 24, 2015.

Adjournment: At 7:55 PM Dave Peters motioned to adjourn the meeting. John Iaea seconded. The motion carried unanimously.

Respectfully submitted,

David Peters
Township Planning & Zoning Commission Secretary