

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

March 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, Steve Jacobs, William Shriner, John Iaea, and Dave Peters. There was a quorum since all five commission members were present.

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: Ron Garis of Beyond All Boundaries, Phil Roth, Dominique Naugle, and Darwool Naugle.

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

Approval of the Minutes: John Iaea motioned to approve the February 24, 2015 meeting minutes. Dave Peters seconded. The motion carried unanimously.

Public Comment: Ron Garis and Phil Roth requested guidance from the commission on a shared driveway for a possible reconfiguration of two lots totaling 100 acres at 223 Fairfield Station Road. Phil Roth, the property owner, said for estate planning he is considering dividing the large agricultural lot surrounding the 2.5 acre separate lot containing his residence. One of the lots would still surround the residential lot which would then be incorporated into it. For access to the two lots since 1962 Phil has been using a driveway off of Fairfield Station Road which is an abandoned township road (T656) the centerline of which defines boundaries for two other properties. Ron Garis said a search of records was conducted at the courthouse and no information on the abandoned road could be found. Ron asked if the township would prefer a fee title or easements for access to the two lots and was advised it would be the easements. Jason advised Ron and Phil to consult with a real estate attorney on the current right of access the properties have under adverse possession (use of the driveway for more than 21 years) and whether additional rights (such as easements) should or need to be secured, then report back to the commission. Ron commented that he would prefer to see Phil secure easements rather than enforce property access rights under adverse possession. Chairman Ryan asked Ron and Phil if they were satisfied with the Commission's advice and they replied that they were. Phil Roth then left the meeting at 7:30.

Plans:

- a. **Catherine Sanders, 4531 Cold Springs Road:** Chairman Ryan commented that the township has received comment letters from both ACOPD and C. S. Davidson concerning the proposed subdivision of a 10 acre lot (Lot 1) lying entirely south of Cold Springs Road being subdivided from the current 48 acre lot lying both south and north of Cold Springs Road. Ron began to address the comments in both letters with both Rob and Jason. Ron stated he did not survey north of Cold Springs Road and used existing recorded data from deed plots for the new subdivision plan north of Cold Springs Road. Regarding one comment, Ron said he could provide a new legal description of Lot 1 by removing old tract lines. Regarding another comment Ron said he would show tract lines on the Bennett property adjoining Lot 1 to clarify the purpose of a 12 foot right-of-way on Lot 1. Steve Jacobs made a motion to recommend to the Board of Supervisors approving the subdivision plans on the condition the ACOPD and C. S. Davidson comments are addressed. Dave Peters seconded the motion and it passed unanimously. At this point Phil Roth, Dominique Naugle, and Darwooll Naugle left the meeting.
- b. **Carmel of Jesus, Mary and Joseph:** No discussion was held because the township received a letter from Rick Castranio requesting a 60 day extension.
- c. **Iron Springs Plaza:** Since no action was needed at this time there was no discussion.

New/Old Business:

- a. **Zoning Revision Discussion:** Rob said he is making good progress on preparing a full package for the Zoning Revision and may have it available for the April PC meeting.

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: None.

Township Meeting Dates: The following public meetings will be held at the Township Office at 23 Carrolls Tract Rd. at the local prevailing time of 7:00 PM.

- A. Board of Supervisors Workshop - March 26, 2015.
- B. Board of Supervisors - April 7, 2015.
- C. Recreation and Parks - April 14, 2015.
- D. Planning Commission - April 28, 2015.

Adjournment: At 8:02 PM John Iaea motioned to adjourn the meeting. Steve Jacobs seconded. The motion carried unanimously.

Respectfully submitted,

David Peters
Township Planning & Zoning Commission Secretary