

## **Hamiltonban Township Planning & Zoning Commission**

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

April 28, 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, John Iaea, and David Peters. William Shriner was excused. There was a quorum.

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

**Board of Supervisors Present:** None.

**Public Present:** Chad Farace.

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

**Approval of the Minutes:** Steve Jacobs motioned to approve the March 24, 2015 meeting minutes. John Iaea seconded. The motion carried unanimously.

**Public Comment:** Chad Farace said he represented his father Anthony Farace who had some questions about subdividing a small lot from his 31.17 acre property at 301 Lost Limb Lane for Chad's daughter to build a house. Chad said he had an area in mind and it has already passed a perc test. The Commission told Chad the land is zoned Woodland Conservation which has a minimum lot size of 5 acres. Rob told Chad the new zoning regulations being developed by the township will not have minimum lot requirements that large but will regulate multiple subdivision by density since recent court decisions have ruled against large minimum lot zoning. The Anthony Farace property is also in the Clean and Green program which only permits subdividing 2 acres or 10% of the total lot size (3.117 acres) which does not satisfy the Woodland Conservation minimum lot size requirement, so Chad asked if he could request a zoning variance and was told he could. Chad was also told the township Subdivision and Land Development Ordinance regulated development of land served by private lanes depending on the width of private lane and whether or not it permits emergency vehicle access and two-way traffic. Chad was advised to recontact the township office to request the Township Engineer assess Lost Limb Lane to see whether it permits additional subdivision or will need to be improved to permit it. The Commission stated it received a last-minute email from the Township Engineer concerning Lost Limb Lane but failed to bring a copy. Rob said he will review those comments and would contact the Township Secretary if the Commission's advise was not in concert with the Township Engineer's comments and that Chad could call the Township Secretary at his convenience to confirm or update the Commission's advice. At 7:35 Chad said the Commission had answered all his questions and left the meeting.

### **Plans:**

- a. **Carmel of Jesus, Mary and Joseph:** No discussion was held because the township received a letter from Rick Castranio requesting a 60 day extension.

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

**New/Old Business:**

- a. **Township Act 537 Sewage Facilities Plan:** Rob said the updated 537 plan was written to reflect the township no longer operates the Orrtanna Water Treatment Plan. The Commission needs to submit a comment letter about the 537 plan and Chairman Ryan said he and Dave would prepare the letter a few days after the meeting. Rob noted in his comment letter to the Township Supervisors that the ACOPD supports the plan which is consistent with applicable County and Township Planning but the text contains some inaccuracies due to external changes made while the plan was being prepared. John Iaea made a motion that the Commission accept the Act 537 Sewage Facilities Plan and recommend to the Supervisors that they incorporate into it the ACOPD comments dated April 20, 2015. Dave Peters seconded the motion and it passed unanimously.
- b. **Zoning Revision Discussion:** Rob did make good progress toward preparing a full package for the Zoning Revision and passed out a 109 page paper for Commission members to review particular sections before the May meeting. Rob pointed out that the draft zoning ordinance now contains an airport overlay in addition to the flood plain overlay due to the Mid-Atlantic Soaring Center.

**Township Planner's Report:** Rob said the Fairfield Borough Council should be adopting the Southwest Adams Joint Comprehensive Plan at its meeting tonight making it fully adopted by all four municipalities. Rob informed the Commission that Liberty Township has requested a non-substantive addendum for the land use section to more accurately reflect the status of the Wormald subdivision. The addendum affects their township only but it will need to be approved by the other three municipalities.

**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 - April 30, 2015.
- B. Board of Supervisors - May 5, 2015.
- C. Recreation and Parks - May 12, 2015.
- D. Planning Commission - May 26, 2015.

**Mylar Signature:** The Catherine Sanders subdivision mylars were signed.

**Adjournment:** At 8:31 PM Dave Peters motioned to adjourn the meeting. John Iaea seconded. The motion carried unanimously.

Respectfully submitted,

David Peters  
Township Planning & Zoning Commission Secretary