

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Reorganization and Regular Monthly Meeting Minutes

January 26, 2016

At 7:01 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, Stephen Jacobs, John Iaea and Dave Peters. There was a quorum.

Staff/Consultants Present: Rob Thaeler of the Adams County Office of Planning and Development, Township Planning Consultant and Fred Heerbrandt of Wm. F. Hill & Associates, Township Engineering Consultant.

Board of Supervisors Present: LuAnn M. Dille and Doug Woerner.

Public Present: Mark Deist.

Reorganization Meeting: At 7:01 PM Chairman Russell Ryan called the Reorganization meeting to order.

Dave Peters motioned to re-appoint Russell Ryan as Chairman. John Iaea seconded. The motion passed unanimously.

Russell Ryan motioned to appoint Dave Peters as Vice-chairman. Steve Jacobs seconded. The motion passed unanimously.

Chairman Ryan stated that according to the Planning Commission rules a Commission member can hold both the offices of Vice-chairman and Secretary and motioned to appoint Dave Peters as Secretary. Before accepting the nomination Dave Peters said asked if any other Commission member wanted the office of Secretary, and in the absence of any response, John Iaea seconded the Chairman's motion. The motion carried unanimously.

At 7:05 PM John Iaea motioned to adjourn the reorganization meeting. Dave Peters seconded. The motion carried unanimously.

Regular Meeting: At 7:06 PM Chairman Russell Ryan called the January Planning and Zoning Commission meeting to order.

Introduction: Chairman Ryan introduced Fred Heerbrandt as the new Township Engineer following the recent decision by the Board of Supervisors to contract Wm. F. Hill & Associates as the Township Engineering Consultant.

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

Approval of the Minutes: John Iaea motioned to approve the December 15, 2015 meeting minutes. Steve Jacobs seconded. The motion carried unanimously.

John Iaea motioned to approve the October 27, 2015 meeting minutes. Dave Peters seconded. The motion carried unanimously.

Chairman Ryan motioned to approve the November 17, 2015 meeting minutes. Dave Peters seconded. The motion carried unanimously.

Public Comment: Mark Deist asked for guidance from the Commission regarding whether he can subdivide some lots from his property on Orrtanna Road between the Woerner farm and Orrtanna and how to best proceed if he can do so. Fred advised Mark that he can subdivide lots from his property provided that the minimum lot size is 2 acres to conform with the property's Agricultural zoning and further that if he created five or more lots he would be required to conform to the Township's Conservation by Design Ordinance. Fred and Chairman Ryan recommended that Mr. Deist first obtain some perc tests around which some lots could then be defined by a surveyor who would prepare a plat to submit to the Planning Commission for approval. Also, Penn DOT would have to approve any driveways entering on Orrtanna Road which is a Commonwealth maintained road. Mr. Deist was also told that any additional subdivided lots using Deist Lane for access might require improvements to Deist Lane to conform to the Township Ordinance on private lanes. Chairman Ryan offered to provide any contact information Mr. Deist may need for Penn DOT and Fred told Mr. Deist he could call him should he need any further guidance or advice. Lastly, Rob advised Mr. Deist to consider the Agricultural Conservation Program and provided him with contact information. Mr. Deist said he appreciated the Commission's help and advice and left the meeting at 7:30.

Plans:

a. **Carroll Valley Farm Minor Subdivision:** Both the Township Engineer and the Township Planner sent the applicant comment letters and Rob said in his opinion all the necessary adjustments were minor and administrative. Fred said he received a comment response letter and revised plan from the applicant earlier in the afternoon, but he did not have time to read them, nor had the Township received the items. In light of this and that the deadline for a Commission decision is April, it was decided to table discussion of the plan until the February meeting after review of the applicant's latest materials.

b. **Iron Springs Plaza:** No action was required at this time so there was no discussion.

New/Old Business:

a. **Zoning Revision Discussion:** Article XVI, General Requirements, of the proposed new zoning ordinance was reviewed by the Commission and two Supervisors present. Considerable discussion on several sections of the Article. After discussion of SECTION 1606, FENCES, resulted in the recommendation that agricultural fences should be excluded from some of the restrictions. A concern was expressed regarding SECTION 1607, SOLAR PANELS, specifically

to prevent neighbors from blocking solar access. However, no change to the proposed ordinance was recommended since it was judged required setbacks were sufficient to prevent blocking solar access. A concern about possible noise generated by wind turbines in SECTION 1608, was similarly judged not to require any revision. A long discussion on section 1613, RIPARIAN BUFFERS resulted in recommending a minimum of two tree species need to be planted in paragraph C regarding restoration of riparian buffers.

Chairman Ryan set a goal for the Commission to review Sections XVII through XIX during its February meeting.

Lastly, Rob presented a hand-drawn first cut of the zoning map which needs to be part of the proposed ordinance. After considerable review, the Commissioners and Supervisors present thought the map accurately defined the various different regions of the township. Rob said a digital version of the map would be prepared for further review.

Township Planner's Report: Rob stated the Adams County Office of Planning and Development moved from its former location on Baltimore Street to the Agricultural and Natural Resources Center (Ag Center).

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. Board of Supervisors Workshop - January 28, 2016.
- B. Board of Supervisors - February 2, 2016.
- C. Recreation and Parks - February 10, 2016.
- D. Planning Commission - February 23, 2016.

Adjournment: At 8:36 PM Steve Jacobs motioned to adjourn the meeting. Dave Peters seconded. The motion carried unanimously.

Respectfully submitted,

David Peters
Planning Commission Secretary