

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

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

March 22, 2016

At 7:00 PM Chairman Russell Ryan called the meeting to order. 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, Eugene Starbuck, and David Peters were present. John Iaea was excused. 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, were present.

**Board of Supervisors Present:** Supervisor Luann M. Dille was in attendance.

**Public Present:** John Messeder representing the Gettysburg Times and Barclay Kenyon representing Beyond All Boundaries attended.

**Introduction:** Chairman Ryan welcomed Gene Starbuck, the newest Planning Commission member, and introduced him to the other Commissioners and the Township Planner and Township Engineer.

**Approval of the Agenda:** The Commission approved the Agenda by consent.

**Approval of the Minutes:** Steve Jacobs motioned to approve the February, 2016 meeting minutes. Chairman Ryan seconded. The motion carried unanimously.

**Public Comment:** Barclay Kenyon said he was present to answer any questions concerning the Earl and Charmain Noel Land Subdivision.

### **Plans:**

a. **Earl and Charmain Noel Land Subdivision - Saddle View Lane:** Fred said his office has received a revised plan for the subdivision which he has not yet reviewed. Chairman Ryan said further discussion of this subdivision will need to be deferred until the April meeting at which time the Commission, the Township Engineer, and Township Planner will have had time to review the revised plan.

b. **Carroll Valley Farm Minor Subdivision:** No action was needed at this time since the Board of Supervisors has conditionally approved the plan.

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

**New/Old Business:**

a. **Zoning Revision Discussion:** A significant amount of time was spent reviewing the proposed Official Zoning Map where the entire township is depicted in ten different colors corresponding to the ten different proposed zoning districts. A major area of discussion was the relatively small amount of township land proposed to be zoned as Commercial District as well as the narrow strip of land proposed to be zoned as Mixed-Use Corridor along State Route 16, a zoning district which also allows for some commercial use. Rob offered to review and possibly revise the definition of Mixed-Use Corridor to see if the revised zoning district could be applied to other areas of the township beyond the State Route 16 corridor.

The Commission then reviewed Section XX, Non-Conforming Uses, through Section XXII, Adoption, which completed its review of the 139 pages of the written portion of the proposed ordinance. Some discussion was given to the maximum square foot requirement for building permit exemption for sheds in Section 2112 of Article XXI.

Rob then stated the next logical step would be for the Board of Supervisors and the Planning Commission to hold a joint workshop to review and possibly refine the proposed zoning ordinance. Chairman Ryan agreed and asked Rob to contact the Township Secretary to schedule the joint workshop.

**Township Planner's Report:** Rob said that on March 23 it is hoped that the County Commissioners approve their Act 13 Program to distribute Marcellus Shale impact fees under a grant program to promote the use of funds for recreation purposes.

**Township Engineer's Report:** None was given.

**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 - March 31, 2016.
- B. Board of Supervisors - April 5, 2016.
- C. Recreation and Parks - April 13, 2016.
- D. Planning Commission - April 19, 2016, one week early due to Election Day.

**Adjournment:** At 8:00 PM Dave Peters motioned to adjourn the meeting. Gene Starbuck seconded. The motion carried unanimously.

Respectfully submitted,

David Peters  
Township Planning & Zoning Commission Secretary