

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

July 25, 2017

Chairman Russell Ryan called the meeting to order at 7 PM. He announced that the meeting is being recorded for the sole purpose as a review aid in compiling the written minutes.

Commission Members Present: Russell Ryan, Stephen Jacobs, John Iaea, Eugene Starbuck and David Peters. There was a quorum.

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

Public Present: Ken Scott of Beyond All Boundaries and John Messeder of the *Gettysburg Times* were in attendance.

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

Approval of the Minutes: Eugene Starbuck motioned to approve the June 27, 2017 meeting minutes as written. John Iaea seconded. The motion carried unanimously.

Public Comment: None.

Plans:

a. Adams Electric Coop - Fairfield Substation Land Development Plan - Fairfield Station Road: Fred Heerbrandt said he talked with the consultant a few days ago and was told Adams Electric is having a problem getting an easement from an adjoining property owner and may withdraw the plan and find another site. That said, the township recently received a request for a second one year extension dated July 24, 2017. There was a discussion as to whether the Planning Commission should recommend to the Supervisors accepting the second one year extension request since the first one year extension will expire on August 23. Fred said no recommendation by the Planning Commission was needed since the extension request was submitted to the Board of Supervisors.

b. Iron Springs Plaza: No action needed at this time. Dave Peters asked why we continue to keep this plan on the Planning Commission agenda since it is about to enter its construction phase. Fred said he thought it could be removed from future Planning Commission agendas.

c. 208 Whipoorwill Lane - Cooperrider - Subdivision Plan: Although a revised Subdivision Plan was received on July 20, Ken Scott said it was still delinquent on some requested details. Ken said he would have a revised plan prepared with complete details for the August Planning Commission meeting. Fred said the Board of Supervisors has until their September meeting to act on the Subdivision Plan so no action was taken by the Planning Commission pending review of the complete revised plan at their August meeting.

d. Iron Springs Church of the Brethern: A Subdivision Plan was received on July 20 but has not been reviewed by either the Township Engineer or Planner. Ken Scott explained the plan to the Planning Commission as a plan to combine two lots into one with a single description. After explaining the plan, Ken Scott left the meeting.

New/Old Business:

a. Zoning Revision Draft Discussion: Chairman Ryan reminded the Commission that the next Joint Workshop with the Board of Supervisors was scheduled for August 21. There was no further discussion.

b. Resolution 2010-22 - Seven Year Review of the Agricultural Security Area: Fred explained the review process to the Planning Commission and said its recommendations to the Board of Supervisors are needed only for any properties added or deleted from the Agricultural Security Area during the review process. No action was taken at this time.

Township Engineer's Report: None was given.

Township Planner'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.

- Board of Supervisors Workshop - July 27,, 2017.
- Board of Supervisors - August 1, 2017.
- Parks and Recreation Commission - August 8, 2017.
- Joint PC & Board of Supervisors Workshop - August 21, 2017
- Planning Commission - August 22, 2017

Adjournment: At 7:25 PM Steve Jacobs motioned to adjourn the meeting. Dave Peters seconded. The meeting was adjourned.

Respectfully submitted,

Dave Peters
Hamiltonban Township Planning Commission Secretary