

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

November 28, 2017

Chairman Russell Ryan called the meeting to order at 7:00 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 and Rob Thaeler of the Adams County Office of Planning and Development, Township Planning Consultant were present.

Public Present: Nick Kalathas, John Messeder representing the *Gettysburg Times*, Ken Scott from Beyond All Boundaries, Scott Secrest, Clifford Frost, and Jonh Luntz were present.

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

Approval of the Minutes: John Iaea motioned to approve the October 24, 2017 meeting minutes as written. Gene Starbuck seconded. The motion carried.

Public Comment: The public was offered the opportunity to comment but all declined.

Plans:

a. Adams Electric Coop - Fairfield Substation Land Development Plan - Fairfield Station Road: The Land Development Time Waiver Form was granted by the Board of Supervisors extending until August 23, 2018 time for consideration of the plan. No action was needed at this time.

b. Iron Springs Plaza: No action was needed at this time.

c. Adams Electric - Sunset Trail and Mt. Hope Road: On Thursday November 9 the Board of Supervisors approved the Conditional Use Application with conditions. Since the Planning Commission has not yet received any plans no action was taken at this time.

d. 1661 Cold Springs Road: Ken Scott said the only difference between the current subdivision plan and one previously submitted by a different owner was the line between lots 1 and 2. The Township Engineer said we have not yet received information regarding the private road construction and an attendant Storm Water Management Plan. Chairman Ryan said some regulations have changed since the time a previous Storm Water Management Plan was submitted so a new plan will be required. Steve Jacobs made a motion to table the plan until the Commission receives a revised set of plans with information on the proposed private road to review. Gene Starbuck seconded the motion which carried unanimously after which Nick Kalathas and Ken Scott left the meeting.

d. 465 Water Street - Carmel of Jesus, Mary, and Joseph: Scott Secrest explained the developer wants to move the proposed caretakers building 100 feet and make no changes to the building itself. He added that the township Zoning Enforcement Officer advised him to obtain approval from the Planning Commission and the Board of Supervisors. No revised plans were submitted. The Township Planner advised that the Board of Supervisors should decide if a revised Land Development Plan is required to reflect the relocation of the building. Chairman Ryan said the currently approved Storm Water Management Plan needs to be reviewed to assure it remains adequate for the revised building location and they need to contact the Conservation District in that regard. Scott Secrest then left the meeting.

New/Old Business:

a. Zoning Revision Draft Discussion: Chairman Ryan said the next planned joint workshop with the Board of Supervisors is scheduled for December 11 at 7 PM.

Township Engineer's Report: The Township Engineer said Adams Electric Cooperative has formally withdrawn the Fairfield Station Road Land Development Plan and will only be modifying the driveway at the site which will only require a Storm Water Management Plan.

Township Planner's Report: The Township Planner said he had no additional comments..

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 - November 30,, 2017.
- Board of Supervisors - December 5, 2017
- Joint PC & Board of Supervisors Workshop - December 11, 2017
- Parks and Recreation Commission - December 12, 2017
- Planning Commission - December 19, 2017

Adjournment: At 7:30 PM Dave Peters motioned to adjourn the meeting. Gene Starbuck seconded. The meeting was adjourned.

Respectfully submitted,

David Peters
Hamiltonban Township Planning Commission Secretary