

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

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

February 27, 2018

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 were present. 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.

**Public Present:** John Messeder of the *Gettysburg Times*, Clifford Frost, Chuck Christianson, Coleen Reamer, Eric Blackstone, Linda Williams, Duane Williams, Clyde McClain, Jared Ferraro, Ethan Collins of the Boy Scouts for his Citizenship Badge, Dave Laptook (Ethan's mentor), Steve Reid, Pat Mayer, Kyle Shenk of The Conservation Fund, Bob Sharrah of Sharrah Design Group, David Brown, Maurice Brown, Terry Kuykendall, Josh Donaldson, Charles Reid of Strawberry Hill, Robert Gordon (Hamiltonban Supervisor), Eric Gladhill of CS Davidson, Amanda Whitcomb, Lonnie Whitcomb, and John Luntz.

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

**Approval of the Minutes:** Gene Starbuck motioned to approve the January 23, 2018 meeting minutes as written. Chairman Ryan seconded. The motion was passed with John Iaea abstaining since he was absent at the January meeting.

**Public Comment:** At 7:05, Chairman Ryan opened the floor to public comment and said that with regard to the draft proposed Zoning Ordinance all comments would be taken into consideration and that no decisions would be made tonight. Clifford Frost distributed copies of two papers he had written listing reasons why he thought the Planning Commission and Board of Supervisors should consider a different zoning district for a property it lists in the Village Mixed District in the current draft. After Mr. Frost explained his reasons for 15 minutes, Chairman Ryan asked if others present would like to speak. Several people asked why the township needed a new zoning ordinance. The Township Planner and Chairman Ryan explained that reasons for a new zoning ordinance included new technologies (such as solar panel farms) and new case law as well as other reasons. After that, the Commission was again asked why a new zoning ordinance was needed since property owners could always apply for a variance from the Zoning Hearing Board. The Township Planner explained that state law constrains Zoning Hearing Boards both on when they must and when they cannot grant zoning variances based on four specific hardship conditions. Then several people asked that the Planning Commission and Board of Supervisors consider a different zoning district for a property which is currently proposed to be in the Industrial District. At 7:50 after asking for further comments and receiving none, Chairman Ryan thanked all present for their comments and reminded them that all their

comments would be considered and that no decisions on the draft zoning ordinance would be made tonight.

**Plans:**

**a. Iron Springs (ISP) Plan:** No action was needed at this time

**b. Adams Electric - Suncrest Trail and Mt. Hope Road:** Bob Sharrah stated he has received but not yet addressed the comments from Adams County Office of Planning and Development, Wm. F. Hill & Associates, and the Adams County Conservation District regarding the proposed Adams Electric substation at Suncrest Trail and Mt. Hope Road. Mr. Sharrah said he would be prepared to address the comments at the next PC meeting in March. Dave Peters made a motion to hold off on an approval recommendation to the Board of Supervisors until the comments are addressed. Steve Jacobs seconded the motion which passed unanimously.

**c. 1661 Cold Springs Road - Nicholas Kalathas:** Since we are still waiting for revised plans to be submitted, no action by the Commission was needed.

**d. Strawberry Hill Nature Preserve:** Chairman Ryan announced that following the Township Solicitor's guidance both he and Commissioner Peters have filed Conflict of Interest statements and will be abstaining from voting on the Strawberry Hill plan. Eric Gladhill explained the plan which consolidates separate lots solely in order for Strawberry Hill to sell approximately 480 acres to Michaux State Forest via The Conservation Fund and retain approximately 41 acres for its continued operations. Mr. Gladhill added that no development or additional use would occur as a result of the subdivision. Gene Starbuck made a motion that the Board of Supervisor approve the plan pending meeting the comments of the Township Engineer and the Township Planner. John Iaea seconded the motion and the three non-abstaining Commissioners passed the motion unanimously. The Township Engineer then commented that the township Subdivision And Land Development Ordinance would require upgrading private roads to a Class 1, but since the subdivision will not result in any increased use of the road, the Planning Commission should consider recommending that the Board of Supervisors waive the requirement to upgrade private roads. Gene Starbuck made that motion. John Iaea seconded the motion and the three non-abstaining Commissioners passed the motion unanimously.

**New/Old Business:**

**a. Wm. F. Hill Engineers re: 1410 Knoxlyn Orrtanna Road - stormwater plans:** Due to a misunderstanding no recommendations were made for the Board of Supervisors.

**b. Zoning Revision Discussion:** No further discussion was held on the proposed new Zoning Ordinance. Chairman Ryan asked Secretary Peters to request a joint workshop with the Board of Supervisors on Monday March 26 to discuss the public comments made tonight.

**Township Engineer's Report:** No further comments.

**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 Meeting- March 6, 2018.
- Parks and Recreation Commission - March 13, 2018.
- Joint Planning Commission and Board of Supervisors Workshop - Tentative date to be confirmed of March 26, 2018.
- Planning Commission - March 27, 2018.
- Board of Supervisors Workshop - March 29, 2018

**Adjournment:** At 8:13 PM Chairman Ryan motioned to adjourn the meeting. Dave Peters seconded. The meeting was adjourned.

Respectfully submitted,

David Peters  
Hamiltonban Township Planning & Zoning Commission Secretary