

**Hamiltonban Township Planning & Zoning Commission**  
held at Fairfield Fire & EMS, 106 Steelman St., Fairfield, PA 17320  
Regular Monthly Meeting Minutes  
May 22, 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, and Eugene Starbuck David Peters was excused. There was a quorum.

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

**Public Present:** John Messeder of the *Gettysburg Times*, Cal Bream, Marty Shope, Shannon Charlton, Josh Gastly, Betty Pue, Mike Pue, Mary Lane, Jeff Lane, Michael Gastly, and Vickie Gastly. Nick Kalathas and others were present but did not sign in.

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

**Approval of the Minutes:** John Iaea motioned to approve the February 27, 2018 meeting minutes as written. Gene Starbuck seconded. The motion passed unanimously.

**Public Comment:** none

**Plans:**

**a. Iron Springs (ISP) Plan:** Extension until October 2018 - no action at this time.

**b. Adams Electric - Suncrest Trail and Mt. Hope Road:** Extension requested - before the Board of Supervisors.

**c.1661 Cold Springs Road - Nicholas Kalathas:** Review of waivers by the Planning Commission. Erik Vranich advised Commission on the following waivers to provide guidance to the developer.

- SALDO 404.C – Waiver of Preliminary plan so that plan can proceed as a Final Plan – The Planning Commission was agreeable to this waiver request with the condition that financial security still be required for the public improvements (private lane, stormwater, E&S, etc.).
- SALDO 600.A.1 – Waiver of 1”=100’ scale – the Planning Commission was agreeable to this waiver based on the large lot sizes.
- SALDO 904.S.3.d(2)(i) – Waiver request of 10% maximum private lane slope. This should be revised to a Modification request. The Planning Commission was agreeable to this modification request only with the following conditions:
  - o The private lane must be paved or provided with bituminous surface treatment in accordance with PennDOT specs in order to prevent washout.
  - o Local Emergency Services Providers must be contacted to confirm that they will be able to adequately service the properties with the steeper slopes.
- SALDO 1004 – Waiver of Street Tree requirement. Since this subdivision is located within a wooded lot, the Planning Commission was agreeable to the waiver request.

Steve Jacobs motioned to table any action until the Planning Commission is provided with more information. Gene Starbuck seconded. The motion passed unanimously.

**New/Old Business:**

Chairman Ryan reminded everyone of the Special Joint Workshop Meeting with the Board of Supervisors and Planning Commission to discuss the Zoning Ordinance Revision on June 25<sup>th</sup> at the Fairfield Fire & EMS.

**Township Engineer's Report:** Nothing further than what was provided for 1661 Cold Springs Road - Nicholas Kalathas review of waivers.

**Township Planner's Report:** Rob Thaeler updated the Planning Commission on the Southwest Comprehensive Plan of which Hamiltonban Township, Liberty Township, Carroll Valley Borough and Fairfield Borough have all adopted. Highland and Freedom Township were a part of the plan, but did not adopt. At this time Freedom Township has started the adoption process. Freedom Township will do a resolution to remove the Mason Dixon Country Club in the description of the Mixed Use area.

**Public Comment:** Mike and Betty Pue, 341 Fairfield Station Rd asked about private lanes. It was explained that there must be a Road Agreement for developments, which the solicitor reviews. There are different categories for size and safety requirements. Most townships do not accept private roads. These must be maintained by the property owners which is why signed agreements are required by the Township.

Cal Bream, 1050 Carrolls Tract Road stated storm water run off should be considered. Chairman Ryan explained that the Township has requirements that address this, and the Conservation District also reviews.

Michael Gastly, 235 Valley View Lane commented on the private driveway and timber check dams. Chairman Ryan explained the Adams County Conservation District does review during construction. Supervisor Gordon explained the Township can enforce the maintenance agreement for private roads if necessary, but some of the older lanes are grandfathered so harder to pursue.

**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, time or place will be advertised via the *Gettysburg Times*. Cancellations will be via a notice on the office door.

- Board of Supervisors Workshop - May 31, 2018.
- Board of Supervisors - June 5, 2018.
- Parks and Recreation Commission - June 12, 2018.
- Special Joint Board of Supervisors & Planning Commission held at the Fairfield Fire & EMS, 106 Steelman Street, Fairfield, PA - June 25, 2018.
- Planning Commission - June 26, 2018.

**Adjournment:** At 7:37 PM John laea motioned to adjourn the meeting. Steve Jacobs seconded. The meeting was adjourned.

Respectfully submitted,

Nina Garretson  
Secretary/Treasurer  
Hamiltonban Township