

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

September 25, 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, and David Peters were present. John Iaea was excused. There was a quorum.

Staff/Consultants/Supervisors 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. Supervisor Robert Gordon was present.

Public Present: Steve Reid, Josh Donaldson, Michael Gastley, Clifford Frost, Sherry Frost, and Duane Williams attended.

Agenda Review: The Commission approved the Agenda by consent.

Approval of August 28, 2018 Minutes: Steve Jacobs motioned to approve the August 28, 2018 Planning Commission meeting minutes as written. Dave Peters seconded. The motion was passed.

Public Comment (Agenda Items Only): Chairman Ryan opened the floor to public comment on agenda items only and there was none.

Plans:

- a. Iron Springs (ISP) Plan:** No action was needed at this time
- b. Adams Electric - Suncrest Trail and Mt. Hope Road:** No action needed at this time.
- c. 1661 Cold Springs Road - Nicholas Kalathas:** No action needed at this time.

New/Old Business:

a. Review Volunteer Applications for Planning Commission: Chairman Ryan said three volunteer applications were submitted for the current Planning Commission vacancy and the individuals who applied are Sherry Frost, Doreen Premo, and Betty Izer. Chairman Ryan also said the Supervisors have asked the Commission for their recommendation but he would prefer to table any decision for one month since not all the Commission members were present tonight. Dave Peters made a motion that the recommendation to fill the Planning Commission vacancy be tabled with the promise that a recommendation would be made to the Supervisors at the Commission's October meeting. Steve Jacobs seconded the motion which passed.

b. Draft Zoning Ordinance: Since the Supervisors have asked the Planning Commission for a recommendation on the draft written response which they tasked the Township Planner with preparing, Steve Jacobs made a motion that the draft written response with any typographic or grammar errors corrected be recommended to the Board of Supervisors. Dave Peters seconded and the motion passed. Chairman Ryan asked Supervisor Gordon when he thought the Supervisors would take the next step with the draft written response and Supervisor Gordon said he expected a decision at the October 2 Supervisors Meeting.

Township Engineer's Report: The Township Engineer said he had no comment.

Township Planner's Report: Rob said he had no general comments but was prepared to address the draft zoning ordinance if the Commission wished him to do so. Supervisor Gordon and Chairman Ryan said they agreed that after the written response is released by the Supervisors they would like to schedule another joint meeting to continue to receive public input on the draft zoning ordinance and at that time the Board and Commission could resume work on the draft zoning ordinance.

Public Comment: Chairman Ryan opened the floor to any public comment. Supervisor Gordon said since at least one member of the public present came out of concern for the Adams Electric Suncrest Trail and Mount Hope Road plan he wanted to state that the township does not know why the plan is being delayed. Michael Gastley asked if the Commission would consider requiring the driveway to the proposed Adams Electric project to connect to Suncrest Trail instead of Mount Hope Road. Rob said there would be driveway specifications required by the Subdivision Ordinance and Chairman Ryan said the driveway location would be taken under consideration when the plans are submitted.

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 Budget Workshop - September 26, 2018.
- Board of Supervisors Regular Workshop - September 27, 2018.
- Board of Supervisors - October 2, 2018.
- Parks and Recreation Commission - October 3, 2018.
- Municipal Authority Commission - October 17, 2018
- Planning Commission - October 23, 2018

Adjournment: At 7:17 PM Dave Peters motioned to adjourn the meeting. Steve Jacobs seconded. The meeting was adjourned.

Respectfully submitted,

David Peters
Hamiltonban Township Planning & Zoning Commission Secretary