

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

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

December 18, 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, Betty Izer, John Iaea and David Peters were present. Stephen Jacobs was excused. There was a quorum.

**Staff/Consultants Present:** Rob Thaeler of the Adams County Office of Planning and Development and 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, Sherry Frost, David Millstein, Cary Millstein, and Nicholas Kalathas attended.

**Agenda Review:** The Commission approved the Agenda by consent.

**Approval of November 27, 2018 Minutes:** John Iaea motioned to approve the November 27, 2018 Planning Commission meeting minutes as written. Betty Izer 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 except for David and Cary Millstein. They asked the Planning Commission for guidance regarding a 30 acre lot they are considering purchasing and dividing into two 15 acre lots. The Commission was provided with a sketch plan and other documents to describe the situation. The 30 acre lot lies in both Hamiltonban (currently zoned R2) and Liberty Townships. The lot is a "flag" lot with 100 feet of road frontage. However Mr. Millstein said the pole part of the "flag" lot constricted to almost 60 feet wide before it opened to the majority of the 30 acres. The constriction is caused by a fenced-in gas manifold associated with a Columbia Gas pipeline which traversed the property. The road frontage and the constricted pole part of the "flag" lot lies entirely in Hamiltonban Township. After much discussion with Fred and Rob, Fred summarized that there were two options. One option is to divide the lot into two "panhandle" lots (a dividing line down the middle of the existing "pole") which would meet the 50 foot minimum road frontage requirement for each lot, but would not maintain the 50 foot minimum width requirement for the two poles due to the restriction by the gas manifold to which Fred said the Millsteins could apply for a waiver. Rob added that waivers might be needed for both townships. He added that a shared driveway was also possible with this option. The second option would create two lots one of which is not a "flag" lot but is serviced by a private road through the other "flag" lot. Fred explained that the private road option would be more expensive than a driveway because it would have to be built to township standards and he said it would also require a maintenance agreement for each of the two lots. This option would not require any waiver. Lastly, Fred recommended the Millsteins meet with a consultant who can prepare a sketch plans and help with cost estimates for the two options. Mr. and Mrs. Millstein thanked the Planning Commission and left to attend the Liberty Township Planning Commission meeting currently underway.

**Plans:**

- a. Iron Springs Plaza (ISP) Plan:** No action was needed at this time
- b. 1661 Cold Springs Road - Nicholas Kalathas:** The township received a letter dated December 11, 2018 from Kenneth C. Scott, Jr. requesting a 120 day extension for the review and approval of the subdivision plan. Dave Peters made a motion to recommend to the Supervisors that the request for the 120 day extension be granted. John Iaea seconded and the motion passed.
- c. Adams Electric - Suncrest Trail and Mt. Hope Road Plan(2):** The first submission of this plan was recently denied because there was insufficient information for approval and no extension was requested. A new plan was submitted on December 10, 2018. Fred and Rob both said they expected to have their comments completed before the January Planning Commission meeting.

**New/Old Business:**

- a. Draft Zoning Ordinance:** No discussion was held on the subject.
- b. Response to ACEDC and ACOPD:** Chairman Ryan said he had not contacted the Supervisors to find out how they would like to go about providing the response and said he would do so after the meeting.

**Township Engineer's Report:** Fred said he had no additional comments.

**Township Planner's Report:** Rob said he was working on the aspects of the proposed zoning ordinance which the Supervisors asked him to look at and that he hopes to have the changes and additions done to both the text and map before the January Planning Commission meeting.

**Public Comment:** There was no public comment.

**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 Regular Workshop - December 27, 2018.
- Re Organization & Regular Board of Supervisors - January 7, 2019.
- Parks and Recreation Commission - January 15, 2019.
- Re Organization and Regular Planning Commission - January 22, 2019

**Adjournment:** At 7:50 PM John Iaea motioned to adjourn the meeting. Betty Izer seconded. The meeting was adjourned.

Respectfully submitted,

David Peters  
Hamiltonban Township Planning & Zoning Commission Secretary