

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Reorganization and Regular Monthly Meeting Minutes

January 22, 2019

Commission Members Present: Russell Ryan, Stephen Jacobs, David Peters and Betty Izer. John Iaea was excused. 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, attended.

Public Present: Steve Reid, Bob Sharrah of the Sharrah Design Group, Brad and Andrea Haugh, and David Millstein

Supervisors Present: Chairman J. Edward Deardorff, LuAnn Dille and Robert Gordon.

Reorganization Meeting: At 7:00 PM Chairman Russell called the reorganization meeting to order and announced that the meetings are being recorded for the sole purpose as a review aid in compiling the written minutes. David Peters made a motion to nominate Russell Ryan for Chairman which was seconded by Steve Jacobs. There were no other nominations and the motion passed.

Russell Ryan nominated Dave Peters to be Vice Chairman. Steve Jacobs seconded the motion. There were no other nominations and the motion passed.

Russell Ryan made a motion to nominate Dave Peters for Secretary which was seconded by Steve Jacobs. There were no other nominations and the motion passed.

At 7:06 Steve Jacobs motioned to adjourn the reorganization meeting. Betty Izer seconded. The Reorganization Meeting was adjourned.

Regular Meeting: At 7:06 PM Chairman Russell Ryan called the January Planning and Zoning Commission meeting to order.

Commission Members Present: Chairman Russell Ryan, Betty Izer, Steve Jacobs, and David Peters. John Iaea was excused. 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.

Supervisors Present: Chairman J. Edward Deardorff, LuAnn Dille and Robert Gordon.

Public Present: Steve Reid, Bob Sharrah of the Sharrah Design Group, Brad and Andrea Haugh, and David Millstein

Approval of the Agenda: Chairman Ryan asked and received no objection to Bob Sharrah's request to have the Adams Electric plan discussed as the first plan since Bob had another

meeting to which to go after this meeting. Dave Millstein volunteered to allow Bob Sharrah precede his request to update the Planning Commission on the Tract Road subdivision plans. The agenda was adjusted to allow Bob to discuss the Adams Electric plan following the response for ACEDC and ACOPD.

Approval of the Minutes: Betty Izer motioned to approve the December 18, 2018 minutes as written. Dave Peters seconded. The motion was passed.

Response for ACEDC and ACOPD: The Supervisors and Planning Commission discussed and agreed to the answers to six questions ACEDC and ACOPD is requesting from all municipalities in Adams County. A summary of the six questions are:

1. The township is looking for controlled development to include light commercial.
2. The township wants to support light industry and medical uses.
3. The township is working on a new zoning ordinance which will support its desired economic development.
4. The township has not identified blighted areas for redevelopment however the township would like to see the Iron Springs Plaza are developed economically.
5. The township will consider tax incentives for economic development.
6. The township is not asking for tax incentive information at this time.

Chairman Ryan said he and the Township Planner would write the answers and email them to the Supervisors to then pass on to ACEDC and ACOPD.

Plans:

c. Adams Electric - Suncrest Trail and Mt. Hope Road: The first item discussed was point 1 of the comment letter dated January 10, 2019 from the Township Engineer concerning the Zoning requirement for two parking places and a turnaround. After much discussion since the driveway is long, Bob Sharrah said he would ask the Township Zoning Enforcement Officer if the long driveway would suffice for the parking places and whether a turnaround could be waived. Points 2 and 3 of the Township Engineer's comment letter concern requested SALDO waivers related to the parent tract and point 7 concerns a waiver request from Storm Water Management 307.C. The remaining points of the Township Engineer's comment letter are administrative with which Mr. Sharrah said he would comply. Three separate motions were passed unanimously to recommend to the Supervisors that the three requested waivers be granted. Dave Peters then made a motion to recommend to the Supervisors conditional approval of the Adams Electric Suncrest Trail and Mt. Hope Road provided that all administrative comments by the Township Engineer are fully addressed. Steve Jacobs seconded the motion which passed unanimously.

Public Comment (Agenda Items Only): David Millstein provided the Planning Commission with an update of his Tract Road subdivision plan. A new sketch plan showed he has addressed the comments from the December 2018 Planning Commission meeting. Mr. Millstein added that he working with Beyond All Boundaries and is under contract with the condition that two perc sites be approved but that recent weather conditions are making it hard to schedule the perc tests.

Plans:

- a. **Iron Springs Plaza (ISP) Plan:** No action was needed at this time.
- b. **1661 Cold Springs Road - Nicholas Kalathas:** Approval or denial needs to be done by March 26.
- c. **Adams Electric - Suncrest Trail and Mt. Hope Road:** See above.
- d. **Knouse Foods - Orrtanna:** Since the plan is pending review no action was taken.

New/Old Business:

- a. **Annual Report:** The Annual Report of the Planning Commission for 2018 was reviewed and approved by consent.
- b. **Weed Ordinance vs Stormwater Management Designs:** Chairman Ryan said he sent an email to all Adams County municipalities advising them they need to ensure their weed ordinances do not conflict with Commonwealth stormwater management designs.
- c. **Draft Zoning Ordinance:** Rob said he had provided us with an updated draft zoning ordinance with the track changes option turned on to highlight additions and deletions. Since they were just received Rob said he wanted to give the Supervisors and Commissioners time to review the changes before discussing it and asked what we would prefer for the next step. It was decided to hold another joint Supervisors and Commissioners workshop on February 25 at 7 PM to discuss the updated draft.

Township Engineer's Comments: No further comments were given.

Township Planner's Comments: Rob said he had no further comments.

Public Comment : Andrea and Brad Haugh requested their lot on Carrolls Tract Road currently zoned agricultural not be change to single family residential as the draft zoning map currently indicates. They also questioned why the draft zoning map shows the zoning change for their lot but none of the other similar lots. Their particular concern was whether the proposed new zoning would allow for home occupation, specifically dog grooming Rob explained that home occupation in the single family residential district would permit dog grooming and that if the township agrees he would move the other similar lots to single family residential as well..

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 - January 24, 2019
- Board of Supervisors - February 5, 2019.
- Parks and Recreation Commission - February 12, 2019.
- Board of Supervisors Workshop- February 22, 2018.

- Joint Supervisors and Planning Commission Draft Zoning Workshop - February 25, 2019
- Planning Commission - February 26, 2018.

Adjournment: At 8:12 PM Dave Peters motioned to adjourn the meeting. Betty Izer seconded. The meeting was adjourned.

Respectfully submitted,

David Peters
Hamiltonban Township Planning and Zoning Commission Secretary