

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

February 26, 2019

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

Supervisors and Staff/Consultants Present: Supervisor Robert Gordon, 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, Sherry Frost, Stephen Reid, Daniel Scott, Shirley Scott, and Terry Sheldon and Brother John representing the Hermits of Our Lady of Mt. Carmel.

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

Approval of the Minutes: Betty Izer motioned to approve the January 22, 2019 meeting minutes as written. Dave Peters seconded. The motion was passed with John Iaea abstaining since he was absent at the January meeting.

Public Comment: Chairman Ryan opened the floor to public comment for agenda items only. Daniel and Shirley Scott had asked to be on the agenda and were the only Public Comments at this point in the meeting. Mr. Scott explained that he had subdivision plans approved a number of years ago which included a storm water management escrow which was recently released. Mr. Scott presented a large folder of documents to Chairman Ryan and Chairman Ryan asked Mr. Scott if he could review the folder after the meeting. Mr. Scott agreed after receiving Chairman Ryan's contact information and the Township Engineer's business card. The Township Engineer explained he would need a storm water management plan for the one lot he wants to build on and will need information on impervious surfaces specific to the house he wants to build.

Plans:

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

b.1661 Cold Springs Road - Nicholas Kalathas: Fred said a new plan has been submitted but has not been reviewed and added that the plan must be voted on at the March meeting.

c. Knouse Foods - Orrtanna: Fred explained Knouse Foods has submitted a Component 3 Sewage Facilities Planning Module to request that they can pump their industrial sewage into the nearby Pennsylvania American Water Sewer System when their storage pond reaches capacity and are temporarily prohibited from disposing of industrial sewage by spraying on nearby fields. Fred also said he knew the American Water Sewer System did have the capacity for the additional sewage. On Fred's recommendation and advice, Chairman Ryan signed the Planning Module to indicate the Planning Commission reviewed and approved it.

d. Hermits of Our Lady of Mt. Carmel - Swamp Creek Lane - Conditional Use Application: Terry Sheldon introduced himself as the Landscape Architect and Engineer for the 17 acre project, then asked

Brother John to explain the mission of the Hermits of Our Lady of Mt. Carmel. Brother John said the Hermits are a Catholic Order which prays in solitude for the Church and the world. There will be eight to ten total Brothers living on the site with a chapel, a common dining facility, a storage building, an administration building and a separate hermitage for each brother. Each hermitage will be about 300 square feet and each will have a bathroom. Terry Sheldon then explained they have had discussions with soil engineers and Department of Environmental Protection which indicate the site will need a spray system for its sewage. Chairman Ryan stated the storm water management plan will have to meet strict requirements since the site is close to Swamp Creek which was recently designated an exceptional value stream. Terry added the applicants understand some improvements will be required for Swamp Creek Lane. Chairman Ryan also advised they should contact Michaux State Forest concerning their hunting policy since the state forest adjoins their 17 acre project chosen in part for its solitude. Since the March Planning Commission meeting will be held two days before the scheduled Conditional Use Hearing it was decided to defer any recommendation until then in order to allow Rob and Fred more time to review the application.

New/Old Business:

a. Draft Zoning Ordinance: Chairman Ryan summarized the joint workshop held the previous night with the Board of Supervisors and then asked for a discussion on when the Planning Commission can hold its required public meeting. Rob said he should be able to make all the changes requested within a few weeks and thought the Supervisors and Planning Commission should have enough time to review the changes to comfortably schedule the required Planning Commission Public Meeting in May, or June at the latest. Chairman Ryan said he would so inform the Supervisors.

Township Engineer's Report: No additional comments.

Township Planner's Report: No additional comments.

Public Comment: Sherry Frost asked the commission to explain the rationale for why two lots on Carrolls Tract Road were proposed to be zoned Single Family Residential when they are surrounded by the Agricultural district. Fred and Rob both explained that the proposed zoning for the properties is more consistent with the current use and their change is also consistent with proposed changes made to lots of other properties in the township.

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- February 28, 2019.
- Board of Supervisors - March 5, 2019.
- Parks and Recreation Commission - March 12, 2019
- Planning Commission - March 26, 2019.

Adjournment: At 8:07 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