

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

March 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, Terry Sheldon and Brothers John and Joshua representing the Hermits of Our Lady of Mt. Carmel, Patrick Naugle, and Ken Scott of Beyond All Boundaries attended.

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

Approval of the Minutes: Chairman Ryan requested an amendment to the minutes. John Iaea motioned to approve the February 26, 2019 meeting minutes as amended. Betty Izer seconded. The motion was passed.

Public Comment: Chairman Ryan opened the floor to public comment for agenda items only. Patrick Naugle introduced himself as a retire engineer living in Gettysburg and requested the township take no action on the conditional use request by the Hermits of Our Lady of Mt. Carmel until they receive approval for the septic spray system from the Department of Environmental Protection due to the exceptional value rating of Swamp Creek. Rob explained that the Municipal Planning Code did not allow the township to do that but it could condition any decision to require approvals of outside agencies such as the DEP. Fred explained how DEP would decide on approving the septic spray system and Terry Sheldon elaborated on how the system is designed to include at septic tank and a sand filter. Next Clifford Frost said there were two reasons why the township should delay the conditional use request. First he said the proposed development was not a traditional church and second he said the estimate of 1400 gallons per day of septic spray was an underestimate. Terry Sheldon explained that the estimate of 1400 gallons of septic spray per day has already been approved by DEP. Next Mr. Frost said in examining the proposed development by the Hermits of Our Lady of Mt. Carmel he noticed that under the proposed new zoning their lot and an adjacent lot were proposed to be changed from Woodland Conservation to Agricultural Protection and questioned whether a new zoning designation of Open Space would be more appropriate for the two lots.

Plans:

a. Iron Springs (ISP) Plan: No action was needed at this time. Supervisor Gordon provided an update on the status of the plan saying the township has received an extension of the highway occupancy permit from PennDOT and all grant extensions are expected to be received by April 4.

b.1661 Cold Springs Road - Nicholas Kalathas: Fred said he has not received any response from his recent comment letter and Ken Scott confirmed he has not responded. Ken Scott said the main concern of the comment letter is the slope of the private lane for which a variance has been granted to allow a 12.5% slope versus a 10% slope for the first 500 feet, but he believes he will need a variance for a 12.5% slope for the entire length of the lane to make the proposed lots useful. Fred advised Ken Scott that he will need to submit in writing a new request for a slope variance for the entire lane. Ken Scott replied that in order to do that he will also need to request an extension from the township.

c. Knouse Foods - Orrtanna: No action was needed at this time.

d. Hermits of Our Lady of Mt. Carmel - Swamp Creek Lane - Conditional Use

Application: Dave Peters announced that since he lives on Swamp Creek Lane he has submitted a written notification to the township that he is recusing himself from discussion and voting on the plan. After discussion Chairman Ryan made a motion to recommend to the Supervisors that they approve the conditional use request subject to the four conditions of Rob's March 25 comment letter with the additional condition that the requirements of all applicable township ordinances and the well ordinance in particular are met. John Iaea seconded the motion which was passed with Dave Peters abstaining.

New/Old Business:

a. Draft Zoning Ordinance: Chairman Ryan proposed that the Planning Commission target June 24 for its required public meeting on the new zoning ordinance. Rob suggested the planning Commission should lock that date in at its April meeting.

Township Engineer's Report: No additional comments.

Township Planner's Report: No additional comments.

Public Comment: Patrick Naugle said he would like to commend the township for having a section in its proposed zoning ordinance on riparian buffers.

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.

- Conditional Use Hearing - March 28, 2019 at 6:00 PM
- Board of Supervisors Workshop- March 28, 2019.
- Board of Supervisors - April 2, 2019.
- Parks and Recreation Commission - April 9, 2019
- Planning Commission - April 23, 2019.

Adjournment: At 8:05 PM Dave Peters motioned to adjourn the meeting. Betty Izer seconded. The meeting was adjourned.

Respectfully submitted,

David Peters
Hamiltonban Township Planning & Zoning Commission Secretary