

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

April 23, 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, Stephen Jacobs and David Peters were present. 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* and Clifford Frost attended.

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

Approval of the Minutes: Betty Izer motioned to approve the March 26, 2019 meeting minutes as written. John Iaea seconded. The motion was passed with Steve Jacobs abstaining since he did not attend the March meeting.

Public Comment: Chairman Ryan opened the floor to public comment for agenda items only. There was none.

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 developer is still trying to locate tenants for the site or other uses which may include a continuing care facility allowed under the current zoning by special use exception.

b.1661 Cold Springs Road - Nicholas Kalathas: No action was needed at this time.

New/Old Business:

a. Draft Zoning Ordinance: Rob provided the Commission with a list of issues to consider as amendments for the proposed zoning ordinance before locking in the date of June 24 for the Public Meeting. First he said Terry Sheldon asked him to ask the commission whether places of worship should be exempt from building height requirements. A second possible amendment to consider is a stronger buffer requirement between streams and mining operations. Rob said his research showed that state mining laws would have primacy over any such change and recommended no change on buffer requirements between streams and mining operations. Third and fourth things to consider is to include race tracks and shooting ranges in the zoning ordinance. After lengthy discussion of the four issues the Commission decided to make no changes to the current draft zoning ordinance and proceed to have a Public Meeting on June 24. Rob said he

would help Nina with the required advertising and Supervisor Gordon said he would ask Nina to confirm the fire hall was available on June 24.

Township Engineer's Report: No additional comments.

Township Planner's Report: No additional comments.

Public Comment: Clifford Frost asked the Commission to reconsider its March 26 recommendation to the Board of Supervisors to approve the Hermits of Our Lady of Mt. Carmel conditional use request with conditions. Mr. Frost cited a number of passages he considered issues from a website describing the Hermits' goals at the Fairfield site and provided the Commission with copies of the website. (See https://www.unavocemaine.org/home1/2018/6/30/k9h0jctptx6712ohze3qzd_cycjmg09) One passage described a "retreat and guest house for the spiritual benefit of the faithful." After significant discussion, Chairman Ryan made a motion that the Planning Commission needs to see additional information about four topics which it may take into account to revisit the recommendation that the Planning Commission made to the Board of Supervisors last month to approve the conditional use request with conditions. The four topics are: 1) The private lane access information which according to Supervisor Gordon the Board of Supervisors had not yet received. 2) Additional information on the retreat and guest house. 3) Any plans for future expansion beyond 10 buildings for the individual Hermits. And 4) More information on the buildings planned for the site. Steve Jacobs seconded and the motion passed with Dave Peters abstaining.

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 - April 25, 2019
- Conditional Use Hearing - May 6, 2019 at 6:00 PM.
- Board of Supervisors - May 7, 2019.
- Parks and Recreation Commission - May 14, 2019
- Planning Commission - May 28, 2019.

Adjournment: At 8:13 PM John Iaea motioned to adjourn the meeting. Steve Jacobs seconded. The meeting was adjourned.

Respectfully submitted,

David Peters
Hamiltonban Township Planning & Zoning Commission Secretary

