

## Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

July 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, 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* and Clifford Frost attended.

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

**Approval of the Minutes:** John Iaea made a motion to accept the June 24 Public Meeting minutes as written, The motion passed unanimously after Betty Izer seconded the motion. John Iaea made a motion to accept the June 25 regular monthly meeting minutes as written. Betty Izer seconded the motion which passed with Dave Peters not voting since he did not attend the June 25 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.

**b. 1661 Cold Springs Road - Nicholas Kalathas:** No action was needed at this time but it was noted that since the Board of Supervisors granted a 120 day extension request on July 2, the review dates for the Planning Commission and the Board of Supervisors need to be updated from what was listed on the agenda.

**c. Mt. Hope Road - Baker (1021 Jacks Mountain Road):** No action was needed at this time.

**d. 2140 Newman Road - Archie & Sandra Jones:** Since both the Township Planner's comments (dated July 17) and the Township Engineer's comments (dated July 11) addressed administrative issues, Dave Peters made a motion to recommend the Board of Supervisors approve the plan with the condition that all the Township Planner's and the Township Engineer's comments are satisfactorily addressed. John Iaea seconded the motion which then passed.

### New/Old Business:

**a. Draft Zoning Ordinance:** Rob provided the Commission with a document dated June 18 providing analysis and recommendations on seven issues raised by the public at the June 24 Public Meeting on the proposed Zoning Ordinance. A separate discussion and vote was held on each issue.

Issue 1 was Short Term Rentals. In addition to his three recommendations. Rob said he could research the possibility of additional standards to the home stay definition that would define the number of people allowed based on lot size. Dave Peters made a motion to accept all three

recommendations for short term rentals in Rob's June 18 document and his offer for additional research. John Iaea seconded the motion which then passed.

Issue 2 was Places of Worship. After discussing Rob's two recommendations, Rob offered to do additional research on whether it was possible to restrict accessory functions that may not be directly related to the worship function of the site. John Iaea made a motion to accept both recommendations for places of worship in Rob's June 18 document and his offer for additional research. Dave Peters seconded the motion which then passed.

Issue 3 was Camp and Retreat Centers. After discussing his three recommendations on the issue, Rob offered to do additional research aimed at density restrictions on camps, retreat centers, and campgrounds. Chairman Ryan made a motion to accept all three of Rob's recommendations and his offer of additional research. Dave Peters seconded and the motion passed.

Issue 4 dealt with the zoning district assigned to two Swamp Creek Lane properties (AP versus OS). John Iaea made a motion to accept Rob's single recommendation on the issue. Betty Izer seconded and the motion passed.

Issue 5 concerned the HC district along Iron Springs Road. After a discussion, Betty Izer made a motion to accept Rob's single recommendation on the issue. Dave Peters seconded and the motion passed.

Issue 6 dealt with several properties between Iron Springs Road and Michaux State Forest. After discussing Rob's single recommendation on the issue Dave Peters made a motion to accept Rob's recommendation. Betty Izer seconded and the motion passed.

Issue 7 was the proximity of the VM district to the floodplain. Rob's single recommendation was discussed and then Chairman Ryan made a motion to accept the recommendation. John Iaea seconded and the motion passed.

Rob said he would have the changes made to the proposed zoning ordinance based on the Planning Commission accepting all his recommendations and would discuss the results of his research on issues 1, 2, and 3 at the August Planning Commission meeting.

**Township Engineer's Report:** No additional comments.

**Township Planner's Report:** No additional comments.

**Public Comment:** There was none.

**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 - July 25, 2019
- Conditional Use Hearing - July 30, 2019
- Board of Supervisors - August 6, 2019.
- Parks and Recreation Commission - August 13, 2019
- Planning Commission - August 27, 2019.

**Adjournment:** At 8:11 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