

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

August 27, 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 J. Edward Deardorff and Fred Heerbrandt of Wm. F. Hill & Associates, Township Engineering Consultant were present. Rob Thaeler of the Adams County Office of Planning and Development, Township Planning Consultant was excused.

Public Present: John Messeder of the *Gettysburg Times*, Clifford Frost, Township Uniform Construction Code Inspector and Zoning Officer Wilbur Slothour, Chad Farace, and Henry Heiser, Attorney for Chad Farace attended.

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

Approval of the Minutes: John Iaea made a motion to accept the July 23 Planning Commission minutes as written. The motion passed unanimously after Betty Izer seconded the motion.

Public Comment: Chairman Ryan opened the floor to public comment for agenda items only. The first item for discussion was Chad Farace, 301 Lost Limb Lane - Zoning and Building. Chad began by saying he was recently cited for a zoning violation for holding public catered events at his property which is zoned Woodland Conservation. He explained and submitted documentation showing he has held a work-related event at his property in 1989 and a wedding in 1991, both non-family and in advance of the township's first and current zoning ordinance passed in 1993. Henry Heiser added to Chad's comments. Wilbur Slothour said Chad has been cooperative and that he had asked Chad to provide any documentation which may show nonconforming use of the WC district. Wilbur then added that there were three issues he was looking at: 1) determine if the submitted documentation supports nonconforming use, 2) determine for which buildings Chad lacks building permits and rectify the situation, and 3) inspect and make sure the buildings conform to required public use specifications. The Planning Commission decided it did not need to make any recommendations to the Board of Supervisors on any of the issues listed by Wilbur. Attorney Heiser thanked the commission for hearing Chad's point of view and said that their objective was to inform the commission first-hand of the nature of the issues associated with the zoning violation. Chairman Ryan thanked Chad, Henry, and Wilbur for explaining the situation and said they were free to leave the meeting. Chad and Henry left, but Wilbur remained for the duration of the meeting.

The second item discussed was 70 Lighting Lane (also listed as 70 Sour Mash Trail in accompanying documentation)- Higgins - septic/two lots. The issue was Michael Higgins' and Lisa Bradshaw's request to combine two adjacent one acre lots into one lot which had not been submitted to the Planning Commission and for which the Board of Supervisors is considering

approving through a legal agreement between the Township and the requesting parties. After some discussion and advice from the Township Engineer, John Iaea made a motion that the commission recommend to the Supervisors that the request go through the normal subdivision process via the Planning Commission. Steve Jacobs seconded the motion which passed unanimously.

There was no further public comment on agenda items.

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

New/Old Business:

a. Draft Zoning Ordinance: Each member of the Planning Commission was provided with a copy of the updated Draft Zoning Ordinance to include all recommended changes determined at the July meeting. Since the documents were only just provided with no time to be reviewed before the meeting, Chairman Ryan requested the commission members read the revisions before the September meeting and be prepared with any questions for the Township Planner at that time.

Township Engineer's Report: No additional comments.

Township Planner's Report: The Township Planner was not present.

Public Comment: There were no public comments.

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 - September 3, 2019.
- Parks and Recreation Commission - September 10, 2019.
- Planning Commission - September 24, 2019.
- Board of Supervisors Workshop - September 26, 2019.

Adjournment: At 7:48 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