

## **Hamiltonban Township Planning & Zoning Commission**

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

September 24, 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, Betty Izer and David Peters were present. John Iaea and Stephen Jacobs were 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:** Clifford Frost attended.

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

**Approval of the Minutes:** Betty Izer made a motion to approve the July 23 Planning Commission minutes as written. The motion passed unanimously after Dave Peters seconded the motion.

**Public Comment on Agenda Items Only:** Chairman Ryan opened the floor to public comment for agenda items only. There was no public comment on the agenda items.

### **Plans:**

**a. Iron Springs (ISP) Plan:** Pending extensions, no action was needed at this time.

**b. 1661 Cold Springs Road - Nicholas Kalathas:** Pending extensions, no action was needed at this time.

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

### **New/Old Business:**

**a. Draft Zoning Ordinance:** Chairman Ryan asked the Commission for questions and comments on the version of the draft zoning ordinance which the Township Planner provided at the August meeting. Chairman Ryan proceeded with three topics. First he questioned whether the current draft zoning ordinance was consistent with a stand-alone ordinance on telecommunication towers with specific regard to historic districts. Rob explained that he was trying to ensure the language of the draft ordinance complied with current Federal Communications Commission standards as well as forthcoming small tower technologies. Second, Chairman Ryan asked why there was not a definition of political signs to which Rob replied that due to a 2015 US Supreme Court ruling (Reed v. Town of Gilbert) the definition was

deliberately excluded. This ruling prohibits regulation of signs based on their content. Third he asked Rob to explain changes to the section on Environmental Centers which Rob then said were in response to comments received at the June Public Meeting. Lastly Dave Peters asked Rob to explain the impact of changes to the accompanying zoning map which Rob then explained. Then Dave Peters made a motion to recommend the current version of the draft zoning ordinance to the Board of Supervisors with the condition that they ask Rob to ensure and change if necessary so that the draft zoning ordinance is consistent with the township's stand-alone ordinance on telecommunications towers with regard to historic districts. Betty Izer seconded and the motion passed. Rob then said that before the end of October he would make any necessary changes as a result of the motion and some format (but not content) changes to make the draft ordinance more readable.

**Township Engineer's Report:** Fred said he met with Chad Farace following the August meeting and that Chad will submit a full land development plan to ensure that storm water management meets current standards for the changes he has made to his property.

**Township Planner's Report:** The Township Planner had no additional comments.

**Unrestricted Public Comment:** Chairman Ryan called for any additional public comment and there was none.

**Township Meeting Dates:** All public meetings are held at the local prevailing time of 7:00 PM unless otherwise noted 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 Budget Workshop - September 26, 2019 at 6 PM.
- Board of Supervisors Monthly Workshop - September 26, 2019.
- Board of Supervisors Budget Workshop - October 1, 2019 at 6 PM.
- Board of Supervisors Meeting - October 1, 2019 at 6 PM.
- Parks and Recreation Commission - October 8, 2019.
- Planning Commission - October 22, 2019.

**Adjournment:** At 7:52 PM Betty Izer motioned to adjourn the meeting. Dave Peters seconded. The meeting was adjourned.

Respectfully submitted,

David Peters  
Hamiltonban Township Planning & Zoning Commission Secretary