

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

October 22, 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, John Iaea and Stephen Jacobs. David Peters 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, Fred Heerbrandt, Township Engineer of Wm. F. Hill & Associates.

Public Present: Clifford Frost, R. Lee Royer of R. Lee Royer Associates, and John Messeder of the *Gettysburg Times*.

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

Approval of the Minutes: September 24, 2019 minutes will move to next meeting agenda for approval.

Public Comment on Agenda Items Only: none.

Plans:

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

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

c. Mt. Hope Road - Baker (1021 Jacks Mountain Road): R. Lee Royer stated revised plans submitted, and they are working on road agreement as Cover and Baker have not come to terms. Baker will be giving an easement for access and maintenance. Discussion on 20ft width, which Rob Thaeler felt should be enforced with Supervisor Gordon agreeing. Fred Heerbrandt and Steve Jacobs both thought this was meant for commercial use and not a private shared driveway by two families. Supervisor Gordon said it is a safety issue and the Fire Company should review plans. **John Iaea motioned to accept Township Engineer Fred Heerbrandt's interpretation, and that the driveway does not have to be 20ft wide. Betty Izer seconded. The motion carried unanimously.** Supervisor Gordon said the review of agreement by Township Solicitor asked that language be added. After further discussion, **Rusty Ryan motioned to recommend conditional approval of plans, that A and B on the comment letter from Adams County Office of Planning and Development of October 21, 2019 be addressed. John Iaea seconded. The motion carried unanimously.** Lee Royer left the meeting at 7:22 PM.

New/Old Business:

a. Draft Zoning Ordinance: Township Planner Rob said that he has made any necessary changes as a result of the Planning Commission's motion and some format, but not content, changes to make the draft ordinance more readable. Late this afternoon he sent to the Township office. He stated these were minor changes, and he reconfirmed all cross references were checked. He did add wireless communications as was talked about. He said next steps for the Board of Supervisors to review and if satisfactory, a public hearing would be scheduled which he will assist with. Cliff Frost asked when the public copy would be available. Rob stated once the Board reviews and

approves it could be put on the website and would definitely be available at the public hearing. Supervisor Gordon said he hopes to have completed in the next several months.

b. Chairman Ryan asked about the SALDO Amendment, to which Township Planner Rob responded he has not begun working on as yet. The Board of Supervisors asked him to development language to be included in the SALDO Ordinance when combining two lots. Supervisor Gordon explained this was due to several instances where lots were combined which was not shown on original plans, or where septic was on one lot and the dwelling on another. Rob explained that Carroll Valley Borough is currently using this language and does the administration. Rob will start process.

Township Engineer's Report: No additional comments.

Township Planner's Report: No additional comments.

Unrestricted Public Comment: Chairman Ryan called for any additional public comment. Supervisor Gordon stated the Township received notice of rollback taxes of \$28,000 for 70 French Lane and he wondered what triggered this. Township Planner said that the sale of 2.6 acres would have but there may be other reasons such as non-compliance of Clean & Green.

Second, Supervisor Gordon asked should the Planning Commission be the start of work on Flood Plain Ordinance update? Township Engineer Fred said that PEMA maps are still listed as proposed although the comment period has closed. He said the Township Solicitor should review the language to make sure it is current. Supervisor Gordon stated it has already been given to Solicitor for review. Chairman Rusty said townships are responsible for all development activities in flood plain areas. He would like language to include any type of development.

Supervisor Gordon stated an attorney from Washington, D.C. contacted him about possible development around the Township. Said they were looking at Mt. View Golf Course which he stated zoning would have to be changed from agriculture to single family residential, but includes Conservation by Design. The attorney talked with Bob Sharrah who took around the area, including Amblebrook. Supervisor Gordon talked about Iron Springs Plaza and McKinley Choice. When Cliff Frost asked, Township Planner Rob said Conservation by Design is in current Zoning Ordinance and the proposed new Draft.

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 – October 24, 2019 at 6:00 PM-CANCELLED.
- Board of Supervisors Monthly Workshop – October 24, 2019
- Board of Supervisors Meeting – November 6, 2019
- Parks and Recreation Commission – November 12, 2019.
- Planning Commission – November 26, 2019.

Adjournment: At 7:53 PM John Iaea motioned to adjourn the meeting. Steve Jacobs seconded. The meeting was adjourned.

Respectfully submitted,

Nina Garretson
Hamiltonban Township Secretary