

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

November 26, 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. 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: David Peters, Clifford Frost, Ted Brillhart with C.S. Davidson, John Messeder of the *Gettysburg Times*, and Chuck Christianson.

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

Approval of the Minutes: John Iaea motioned to approve October 22, 2019 minutes. Betty Izer seconded. The motion carried. September 24, 2019 minutes could not be approved.

Recognition: Chairman Ryan recognized Dave Peters who resigned due to selling of property. He read letter provided by the Board of Supervisors and presented with a plaque of appreciation. Dave then left the meeting.

Public Comment on Agenda Items Only: none.

Plans:

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

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

c. 1221 & 1219 Old Waynesboro Road – Sharon Kerr. Township Engineer Fred Herbrandt said he sent review letter, which concluded: property lies within Moderate Density Residential zoning district with permitted use with conditions that the lot size is 25% greater than the minimum standard and dwellings must meet all yard setbacks. Parent tract is not 1.25 acres, but 1.12 with outbuilding on smaller lot within the side yard setback-non-conformance, this would create a .66 acre and .46 acre lots. On lot sewer and well, neither proposed lot meets minimum lot width requirement. Driveway is to be shared. There may be Zoning Board issues. Commission tabled until further information or plans received.

d. Ted Brillhart of C.S. Davidson said revised plans for 285 Cold Springs Road-Daniel & Shirley Scott presented to Township Engineer. Fred Heerbrandt said received, but that the revised plans have not been provided to the Township. Fred Heerbrandt clarified the Zoning Ordinance calls for professional engineer or professional surveyor to sign plans but he said the state requires professional surveyor. Chairman Ryan said to table until next meeting.

New/Old Business:

a. **SALDO:** Township Planner Rob stated the Board of Supervisors asked him to development language to be included in the SALDO Ordinance when combining two lots, and also regarding shared driveway regarding the width. He provided sample language and explanation for Commission to review. Chairman asked about driveways to be paved and what other municipalities do. Supervisor Gordon said the current driveway ordinance needs to be amended.

Township Engineer's Report: No additional comments.

Township Planner's Report: No additional comments.

Unrestricted Public Comment:

Cliff Frost asked when draft Zoning Ordinance available to public. Township Planner Rob said that once the Board reviews and approves it could be put on the website and would move forward with a public hearing.

Chuck Christian had questions about Strawberry Hill and Hermits application. He asked questions about where to find information for residents with what they can do with their property. Fred Heerbrandt said the SALDO and other Ordinances may apply depending on what you want to do. He said it is a good idea to connect with the Zoning Officer to discuss and he should be able to direct. He asked about planting trees.

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 Meeting – December 3, 2019
- Parks and Recreation Commission – December 10, 2019.
- Planning Commission – December 17, 2019.
- Board of Supervisors Monthly Workshop – December 19, 2019

Adjournment: At 7:37 PM Betty Izer motioned to adjourn the meeting. John Iaea seconded. The meeting was adjourned.

Respectfully submitted,

Nina Garretson
Hamiltonban Township Secretary