

**Hamiltonban Township Planning and Zoning Commission**  
**23 Carrolls Tract Road, Fairfield PA 17320**  
**Regular Monthly Meeting Minutes**  
**Platform Startingmeeting.com**  
**August 25, 2020**

Chair Betty Izer called the meeting to order at 7:01 PM. She announced that the meeting is being recorded for the sole purpose as a review aid in compiling the written minutes per Resolution 2018-08.

Public comments will be held two times during the meeting at the beginning and at the end of the meeting. The public was asked to announce their name and address and to limited their comments to five minutes.

**Commission Members Present:**

Because of Covid 19, Commission members used Platform Startmeeting.com. Members present were: Chair Betty Izer, Cal Bream, Stephen Jacob, and LuAnn Dille were at the Hamiltonban Township Municipal Building; by telephone: Sherry Rogers Frost.

**Supervisors and Staff/Consultants Present:** Supervisor Robert Gordon, Fred Heerbrandt, Township Engineer of Wm. F. Hill & Associates, Rob Thaleler of the Adams County Office of Planning and Development; via computer Nina Garretson Hamiltonban Township Secretary/Treasurer.

**Public Present:** Robert Sharrah of Sharrah Design Group, Inc presenting El Vista Subdivision Plan; Elicie Buissere for one minute only via computer

**Agenda Review:** The Planning Commission approved the August 25, 2020 agenda by general agreement

**Approval of the Minutes:** Chair Betty Izer made a motion to approve the June 23, 2020 Platform Startingmeeting minutes, seconded by Sherry Rogers Frost. The motion carried.

The Planning Commission did not meet in July 2020 as there were no plans to be reviewed.

**Plans:**

**1661 Cold Springs Road - Nicholas Kalathas Subdivision** no new updates therefore no action taken

**1160 Cold Springs Road - The El Vista Orchard Subdivision Plan** off Mount Hope Road

Robert Sharrah explained the lot additions to the surrounding properties from the El Vista parent parcel.

PC Commission had three items to consider:

The most critical is a waiver for the El Vista parent tract and the lot additions Careful wording must be given to prevent a new precedence for future parent tract surveying. There was a discussion and comments for and against recommending the waiver per the reviews from Wm. F. Hill and Assco. Inc., Adams County Planning and Development and Commission members.

Secretary LuAnn Dille made a motion to recommend a waiver of SALDO 700.A.5 and SALDO 700.A.6 because of the unique El Vista parent tract.

An area table/summary must be included for the lot additions, but the parent tract does not need to be resurveyed. Combination deeds are required. This motion was seconded by Chair Betty Izer. This motion carried.

The Planning Commission recommends the approval of the non-building waiver.

The Planning Commission recommends the conditional approval of this El Vista Subdivision Plan per the review correspondences from Wm. F. Hill & Assoc., Inc. and Adams County Planning and Development.

Bob Sharrah stated that he had already drafted a new plan per the recommendations of the above correspondences and had a copy with him tonight. He did not leave a copy of the plan as it needs to be updated per the waiver recommendation of tonight.

Robert Sharrah stated that there is has another project in the future at the intersection of Fairfield Road/ Route 116 and Iron Springs Road for an over 50 development. The parcels are zone commercial currently but this use is not included. The Planning Commission maybe be requested to add this use/language to the Zoning Ordinance or create an overlay. He left the meeting at 7:34 PM.

Supervisor Gordon requested that Planning Commission review the solar energy production language in the Zoning Ordinances. Rob Thealer explained that he believes the current language is sufficient. Solar energy production is only permitted in the industrial district not in the Agricultural District as in other municipalities in Adam County. Rob referred to Article XVIII General Use Requirements, Section 1801, SS Solar energy Production Facility.

Supervisor Gordon also requested clarification of Section 1706 Swimming Pools. There are a couple of issues in the Township concerning the wording of seasonal use. One property owner says he only uses his swimming pool seasonal therefore he did not need to have a permit or have the pool inspected. The Board interprets seasonal as the removal pools used and empty regularly not needing an electrical connection. The building inspector Wilbur Slothour needs to have this ordinances clarified to be enforceable. Rob Thealer was asked to provide updated language for the swimming pool ordinance and to be in compliance with the Uniform Construction Code.

Supervisor Gordon also stated that the Board is going through codifying the Township ordinances and some other updated amendments may need to be adopted concerning lot consolidations, driveways and shared driveways. Secretary Garrison provided copies of some suggested amendments for the Planning Commission to review. A suggestion was for a join Planning Commission and Board of Supervisor meeting to discuss these updates and any others.

Road Master Ray Herr and Supervisor Coleen Reamer will need to draft a new driveway permit and requirements.

A new subdivision was submitted this afternoon for Zoo Road.

At 8:26PM the meeting was adjourned.

Respectfully submitted,

LuAnn M. Dille Secretary