

**Hamiltonban Township Planning and Zoning Commission**  
**23 Carrolls Tract Road, Fairfield PA 17320**  
**Regular Monthly Meeting Minutes**  
**Platform Startingmeeting.com**  
**December 22, 2020**

Chair Betty Izer called the meeting to order at 7:00 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 and public are able to use Platform Startmeeting.com. Members present were: Nina Garretson Hamiltonban Township Secretary/Treasurer, Sherry Roger Frost, Tyler Newton of All Land, LLC., Chair Betty Izer, Calvin Bream, and LuAnn Dille were at the Hamiltonban Township Municipal Building. Stephen Jacobs was absent.

**Supervisors and Staff/Consultants Present:** Supervisor Robert Gordon, Fred Heerbrandt, Township Engineer of Wm. F. Hill & Associates, Rob Thealer of the Adams County Office of Planning and Development

**Public Present:** Chad Farace of 301 Lost Limb Lane, Fairfield, PA.

**Agenda Review:** The Planning Commission approved the December 22, 2020 agenda by general agreement

**Approval of the Minutes:** Chair Betty Izer made a motion to approve the November 24, 2020 Platform Startingmeeting minutes, seconded by Calvin Bream. The motion carried.

**Public Comment:** No comments

**Plans:**

**1661 Cold Springs Road-Nicholas Kalathas**

There was no new information submitted, therefore no action was taken. Supervisor Gordon stated that a motion was taken in the past that this plan has received their last extension. He also asked Fred Heerbrandt if this plan can comply with Hamiltonban Township Ordinances concerning steep slopes. Fred Heerbrandt responded that the driveway can be redesigned to meet the ordinance. The driveway would need to be designed to switch back between lots instead of straight up. Fred Heerbrandt has offered to consult with their consultant and has had correspondence explaining the issues. If no new plans are submitted by January 26, 2020, Planning Commission is recommending denying this subdivision.

**301 Lost Limb Lane-Chad and Karen Farace**

Rusty Ryan completed the stormwater plan December 17, 2020. On December 21, 2020 the plan was submitted to Wm. F. Hill Eric Kaufman. Attorneys Heiser and Battersby are in the process of creating a new deed with two parcels that must be sold

as one property. Hopefully by next month this land development plan will be completed.

#### **1537 Mount Hope Road-Strawberry Hill Foundation**

There was a discussion on this property designated as natural preserve use between Tyler Newton and Fred Heerbrandt . There are two dwellings (one abandoned) now on a smaller lot. A more realistic use would be single family home verses a natural preserve uses. It was mentioned that if the structures were to be removed it may be considered as natural preserve. Four acre lot is an develop lot verse a 26.5 parcel. The changes would be the boundaries and ownership of the property. This property is currently being used by Strawberry Hill as a natural preserve. Hamiltonban Township does not have a definition for nature preserve. The attorneys will need to resolve this issue. LuAnn Dille made a motion to recommend that the Hamiltonban Township Board of Supervisors deny this subdivision unless an extension is granted by the Board of Supervisors by January 4, 2021, seconded by Betty Izer. This motion was approved.

#### **456 Water Street-Ray F. Strayer Estate**

A decision needs to be made to see if this plan needs to be considered as an Estate Lot per Hamiltonban Township's Ordinance 501.c.3. If this is deemed an Estate Subdivision, a zoning hearing will be required. Fred Heerbrandt will consult with Zoning Officer Wilbur Slothour concerning deeming this as an estate lot. The Adams County Zoning Ordinances has similar language. LuAnn Dille made a motion to recommend that the Hamiltonban Township Board of Supervisors deny this subdivision unless an extension is granted, seconded by Calvin Bream. This motion was approved.

#### **Swamp Creek Lane(Mount Hope Road)-Petrus Holdings**

No action taken. Hamiltonban Township Board of Supervisors previous approved an extension for this plan.

There was no comments on amendments to the SALDO or Zoning Ordinances.

Betty Izer made a motion to approve the 2021 Planning Commission meeting dates, seconded by LuAnn Dille. This motion was approved.

Calvin Bream, Sherry Roger Frost, Betty Izer and LuAnn Dille would like to take the building a Strong Planning Commission online training.

There were no comments from the Fred Heerbrandt or Rob Thealer.

Supervisor Gordon stated that Supervisor Reamer and Roadmaster Ray Herr will draft a new driveway ordinance from Fred Heerbrandt samples.

There was no public comments.

When Planning Commission approves or denies plans. Planning Commission members will return the plans to Hamiltonban Township.

Betty Izer thanked everyone for serving on Planning Commission and it was a good year even with many different situations.

The meeting was adjourned at 7:50PM

Respectfully submitted, LuAnn M. Dille