

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield PA 17320

Regular Monthly Meeting Minutes

January 28, 2020

Chair Betty Izer called the meeting to order at 7:04 PM. She announced that the meeting is being recorded for the sole purpose as a review aid in compiling the written minutes.

Commission Members Present: Betty Izer, Stephen Jacobs, LuAnn Dille and Sherry Frost There is one vacancy on the Planning Commission.

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

Public Present: Steve Reid, Dick Kalathas, Cliff Frost, and John Messeder of the Gettysburg Times

Approval of the Agenda: The Commission approved the January 28, 2020 Agenda with adding meeting dates under New/Old Business. LuAnn Dille made the motion, seconded by Betty Izer. The motion carried.

Approval of the Minutes: Betty Izer made a motion to approve to the December 17, 2019 minutes as written seconded by Sherry Frost. The motion carried.

Public Comment: None at this time.

Plans:

a. Iron Springs (ISP) Plan:

Supervisor Gordon stated that David Sites of Sites-Bittinger LP has authorized in writing that Hamiltonban Township to release all grant monies and termination of the escrow agreement. At the February 6, 2020 regular Board of Supervisors Meeting this action was taken.

b. 1661 Cold springs Road - Nickolas Kalathas: The Hamiltonban Township Board of Supervisor granted a 120 day extension for this plan.

New/Old Business

a. Stephen Jacobs made a motion to recommend that Calvin Bream of 865 Carrolls Tract Road, Fairfield, PA be appointed to the Hamiltonban Township Planning Commission, seconded by Sherry Frost. The motion carried. Mr. Bream will serve the remaining term of John Iaea, which was through 2021.

b. Sherry Frost made a motion to accept the Hamiltonban Supervisor decision to advertise the Planning Commission meeting dates as the four Tuesday of each month in 2020, seconded by Betty Izer. The motion carried. November and December Planning Commission meeting dates were moved up one week because of the holidays. The Board of Supervisors decided at their January 6, 2020 Reorganization Meeting to have to voting meeting on the first and third Tuesday of each month in 2020.

Township Engineer's Comments: None at this time.

Township Planner's Comments:

Adams County Planner Thealer stated that the Supervisors are starting the formal approval process of the new Hamiltonban Township Zoning Ordinances. The formal public hearing is scheduled for February 20, 2020 starting at 7:00 PM at the Fairfield Area School District. Increment weather date is February 27, 2020.

Adams County Planner Thealer also stated the PA Municipal League is nearing the final process of updating the Pennsylvania Flood Plain Ordinances and Maps. The Updated Flood Plain Ordinances and Maps will included the standards set by federal and state agencies. Hamiltonban Township Supervisors will continue with the same standards as before. There is a Flood Plan Sessions on February 4, 2020 from 1:00 PM to 3:00 PM and again at 6:00 PM to 8:30 PM at the Adams County Agriculture Center. The public officials and public is invited.

Public Comments:

Steve Reid asked if the local FREMA was involved with the flood plan ordinances. The response was there was no active involvement as there are specific standards and requirements that must be met for citizens to receive flood insurance and if needed aid. The only involvement was reviewing the maps for local flood problem not noted

on the maps. The Board of Supervisors and Planning Commission members did review the maps. There are no buildings in the flood plains as of now in Hamiltonban Township.

Supervisor Gordon stated Adams County is in the process of completing the five year Haz Mitigation. This is involving the Federal Emergency Management Agencies, Pennsylvania Emergency Management Agencies, municipalities, County agencies and local emergency services.

Dick Kalathas stated that his subdivision plan off Cold Springs Road has an approved NPDS Plan. The subdivision plan has not been approved because of concerns with the stormwater plan. Township Engineer Fred Heerbrandt explained the NPDS Permit is to be implemented during construction, to catch run off during construction. The stormwater management plan is for the finished project and that is why in included in the land development process. The NPDS and the Hamiltonban Township (HBT) formal plans must match to meet the HBT ordinances. HBT engineer Heerbrandt stated per the review letter there are concerns about the slope of the driveway. By paving the lower part of the driveway will resolve one concern but there is still concerns higher up the driveway. HBT Engineer Heerbrandt suggest that Mr. Kalathas come to his office to go over concerns. Mr. Kalathas ask if he could change his engineer. HBT Engineer Heerbrandt responded yes and to request all the information from his engineer. It was stated the old subdivision plan was approved with conditions and the plan was never recorded with Adams County.

Chair Izer welcomed new Planning Commission Sherry Frost.

At 7:51 PM Chair Izer made a motion to adjourn the meeting, seconded by Vice-chair Jacobs. The motion carried.

Respectfully submitted,

LuAnn M. Dille