

**Hamiltonban Township Planning and Zoning Commission**  
**23 Carrolls Tract Road, Fairfield PA 17320**  
**Regular Monthly Meeting Minutes**  
**Platform Startingmeeting.com**  
**November 24, 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, Tyler Newton of All Land, LLC., Kenneth Scott of Beyond All Boundaries, Inc., Sherry Roger Frost via the telephone; 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 Thaeler 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 November 24, 2020 agenda by general agreement

**Approval of the Minutes:** Chair Betty Izer made a motion to approve the October 27, 2020 Platform Startingmeeting minutes, seconded by Sherry Roger Frost. The motion carried.

**Public Comment:**

Chad Farace of 301 Lost Limb Lane, Fairfield, PA. explained some items as a follow-up from the October 27, 2020 Planning Commission meeting. Eric Kaufman has not drafted a new plan yet. Rusty Ryan is assisting with the stormwater management plan. Fred Heerbrandt and Rusty Ryan are going to have a meeting in December. When the stormwater plan is complete then the updated plan will be submitted. By email, Zoning Officer Wilbur Slothour has approved the use of port-a-pots as long as the use does not change. This was also approved by DEP. Set-backs were grandfather approved. Chad Farace stated that in the land deed of 1989, Lot 1 and Lot 2 must be sold together. Fred Heerbrandt would like to review the original deed recorded at the Adams County Courthouse. The Hamiltonban Township ordinance requires a re-combination deed. This re-combination deed should include the external property lines. With the re-combination deed a formal right of way is not necessary. The Township received a correspondence from Fairfield Fire and EMS Company stating that all apparatus can access the property per the existing private road. Supervisor Gordon recommended Chad Farace submit a request for an 60 day extension. The Planning Commission did not take any action on this plan.

**Plans:**

**a. 1661 Cold Springs Road-Nicholas Kalathas**

Hamiltonban Township Board of Supervisors approved the Planning Commission's October 27, 2020 recommendations on this plan. Nothing new was submitted, therefore no action was taken on this plan.

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

Discussed during public comment. There was no new submission and therefore no action taken.

**c. 1537 Mount Hope Road-Strawberry Hill Foundation**

Tyler Newton of All Land, LLC. mailed updated plans to Strawberry Hill, Fred Heerbrandt, Township Engineer of Wm. F. Hill & Associates and Adams County Planning and Development Rob Thaeler as of last Friday November 20, 2020 no plans were received therefore no action was taken. It was suggested to request an extension for this plan. Hamiltonban Township business office has not received any updated plans.

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

Kenneth Scott from Beyond All Boundaries, Inc. explained the decreased parent's property is going to be subdivided between two sons and an adjoining property owner. This subdivision plan is not creating any new lots just adding to three pre-existing adjoining lots. Lot 1 is 11.18 acres, Lot 2 is 13.17 acres, and Lot 3 is 1.47 acres. Combination deeds will be required. The land for this subdivision is in Liberty Township and Hamiltonban Township. Liberty Township has already approved the subdivision and Hamiltonban Township has the written approval. Fred Heerbrandt and Kenneth Scott had a discussion concerning Hamiltonban Township Ordinance 700.A.6 dealing with right-a-way lines as boundary line. Kenneth Scott will follow the Township's Ordinances. As noted on the plan there is an existing shed over the property line which has been there for 20-30 years. It was stated that Valley Quarry (SGI) does not have a problem with this. Rob Thaeler stated that Liberty Township has an ordinance that suggests subdivision follow township boundaries when possible. This plan does not follow this ordinance. Rob Thaeler stated this plan should be considered an estate subdivision following Hamiltonban Township's Ordinance Section 503.B.2 and Section 1801.O. Zoning Officer Wilbur Slothour will need to review this plan and determine if this should be considered as an estate subdivision and therefore may need to have a zoning hearing under exceptional use.

LuAnn Dille made a motion to recommend the approval non-building waiver for the three lot additions, as no new homes will be building at this time, seconded by Chair Betty Izer. This motion was approved.

**e. Swamp Creek Lane (Mount Hope Road)-Petrus Holding**

Fred Heerbrandt was informed by a telephone call that this plan needs to be updated as the sewage designs need to be revised. Fred Heerbrandt explained comments from his review correspondence dated October 1, 2020 on the previously submitted plan. Rob Thaeler explained his review of this plan dated October 16, 2020 and November 6, 2020. The two main concerns are the steep slopes and the size of the lot for places of worship. The site will include a chapel and 16 parsonages with the existing cabin

used for dining, showering and laundry purposes This property goes through State Forest land. There will be some challenges to complete this project in this zoning district. No action was taken. This subdivision is off a private road.

**Township Engineer's Comments:**

Rob Thaeler stated he will need more time to review SALDO and Zoning Ordinances as Covid 19 demands have created urgency with another projects.

**Planning Commission's Comment:**

LuAnn Dille made a motion to recommend that the Hamiltonban Township Board of Supervisors create a new driveway ordinance to include steep slopes and requirements for all connections to public roads with a note to the stormwater ordinances. This ordinance should include driveways, private lanes and farm roads. Seconded by Sherry Roger Frost. This motion passed. Fred Heerbrandt will assist with this.

Hamiltonban Township Secretary/Treasurer Nina Garretson will communicate with Rob Thaeler concerning definitions for single family/semi-attached dwellings that was noted with codification of other ordinance.

The next meeting will December 22, 2020, starting a 7:00PM.

At 8:17PM the meeting was adjourned.

Respectfully submitted,

LuAnn M. Dille