

Hamiltonban Township Planning and Zoning Commission
23 Carrolls Tract Road, Fairfield PA 17320
Regular Monthly Meeting Minutes
Platform Startingmeeting.com
October 27, 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 are able to use Platform Startmeeting.com. Members present were: Nina Garretson Hamiltonban Township Secretary/Treasurer, Corinne Higgs, Clifford Frost via computer plus persons from Lancaster, PA., Oakland Mai, CA., and York, PA. ; Sherry Roger Frost via the telephone; Chair Betty Izer, Calvin Bream, Stephen Jacob, and LuAnn Dille were at the Hamiltonban Township Municipal Building

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

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

Agenda Review: The Planning Commission approved the October 27, 2020 agenda by general agreement

Approval of the Minutes: Sherry Roger Frost made a motion to approve the September 22, 2020 Platform Startingmeeting minutes, seconded by Betty Izer. The motion carried.

Public Comment: There was none.

Plans:

a. 1661 Cold Springs Road-Nicholas Kalathas

There was a discussion about the grade of the Kalathas private road design. The Kalathas want to use their current driveway design. Hamiltonban Township approved their driveway design but now with the four lot subdivision, they need to comply with the Hamiltonban Township Subdivision and Land Development Private Road Ordinances. The design must consider public safety to eliminate drainage onto a public road. The Township does not want to set a precedence for future grade exceptions for driveways or private roads. The Kalathas plan design must prevent creating stormwater problems on the adjoining properties. The private road could be designed to zigzag up the property through the lots.

Planning Commission followed the Summary of the Waivers Request dated August 11, 2020 which was submitted by Jack Powell, PE. Inc.

Planning Commission made the following recommendations to the Hamiltonban Township Board of Supervisors:

1. SALDO Section 404.C grant the request that the plan to be submitted as a Preliminary/Final. Steve Jacobs made this motion, seconded by Calvin Bream. This motion passed.
2. Section 600.A.1 grant that ONLY the first page scale be such that the plan will fit on a single plan sheet with the scale of 1"=200 feet
The remaining plan sheets MUST be to a scale to provide adequate details for proper grade analysis. Calvin Bream made this motion, seconded by Betty Izer. This motion passed.
3. Section 904.K.1.c recommend to deny vertical street alignment at a higher than 5% grade for the first 100 feet of the new private lane. Sherry Roger Frost made this motion, seconded by LuAnn Dille. This motion passed.
4. Section 904.P.4 recommend to deny the waiver to allow for a greater than 5% slope in any direction and deny for greater than 10% slope within the first 100 feet of the new private lane. Sherry Roger Frost made this motion, seconded by LuAnn Dille. This motion passed.
5. Section 904.S.3.d(2)(h) deny the waiver to allow for a 12.5% slope along the new private lane from Station 0+15.33 to 15+12.50. Sherry Roger Frost made this motion, seconded by LuAnn Dille. This motion passed.
6. Section 1004.A recommend to approve not requiring the planting of street tree as tree are already there. LuAnn Dille made this motion, seconded by Betty Izer. This motion passed.

If the Hamiltonban Township Board of Supervisors agrees with these recommendations the Kalathas will need to submit a new private road design. There are many comments made by Wm. F. Hill & Assoc., Inc. and Adams County Planning and Development to guide the Kalathas in designing a private road per Hamiltonban Township Ordinances.

b. 301 Lost Limb Lane-Chad and Karen Farace

Planning Commission suggested that the Farace two lots be combined as this would eliminate many of the set back, right-a-way and parking deficiencies. Chad Farace is willing to do this. Zoning Officer Slothour will need to approve the existing non-conforming use of temporary sewage plan (port-a-pots). DEP forms have been submitted and DEP does not have any issues with the use of temporary sewage plan. No cooking is completed on the site. All food preparation is done in their commercial kitchen at another location. Lost Limb Lane conforms to the current private lane ordinance. Fred Heerbrandt and all present agreed Lost Limb Lane is the best private lane in the Township. Many of the suggestions made from Wm. F. Hill & Assoc., Inc and Adams County Planning and Development reviews have already been completed by the Farace. Rusty Ryan of Adams Conservation District has been asked to review the stormwater plan. Clean and Green adjustments have already been made. There will be some non-conforming pre-existing conditions identified with the understanding that current ordinances were followed to the best way possible to correct issues to current ordinances. There is a 50 foot right-a-way to the property which is the last property on Lost Limb Lane. A maintenance agreement should be submitted as there are two other properties that use Lost Limb Lane.

Planning Commission tabled any decision on this plan until a revised plan is submitted and reviewed. Betty Izer made the motion, seconded by Steve Jacobs. This motion passed.

1537 Mount Hope Road

No action taken as plans were not submitted 21 days before meeting. Steve Jacobs made this motion, seconded by Calvin Bream. This motion passed.

456 Water Street-Ray F. Strayer Estate

No action taken as plans were not submitted 21 days before meeting. Calvin Bream made this motion, seconded by Steve Jacobs. This motion passed.

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

No action taken as plans were not submitted 21 days before meeting. Calvin Bream made this motion, seconded by Steve Jacobs. This motion passed.

521 Moritz Road-Stephen and Corrine Higgs

Using Startmeeting telephone option, Corrine Higgs explained this submission. They want to add an addition to their home for her father-in-law because of health issues. Because their property in the Land Conservation District, an accessory dwelling unit needs to be approved by the Hamiltonban Township Zoning Hearing Board. The Higgs have already installed an approved new septic system and new well. The addition will be about 1000 square feet and will be build in the existing yard. The existing driveway will not be changes.

Planning Commission requested that this plan proceeds to the Zoning Hearing Board per Ordinances Section 1801.B Accessory Dwelling Unit. Steve Jacobs made this motion, seconded by LuAnn Dille. This motion passed with Calvin Bream voting no. He did not believe he had sufficient information about this plan as it was submitted today.

Township Engineer's Comments: No additional comments were made.

Township Planner's Comments: Rob Thealer is still reviewing some Subdivision and Land Development Ordinances and Zoning Ordinances changes. Hopefully his review will be completed for the next Planning Commission meeting.

Next Planning Commission Meeting will be November 24, 2020.

Adjournment: The meeting was adjourned by general approval at 8:38PM.

Respectfully submitted,

LuAnn M. Dille
Planning Commission Secretary