

Hamiltonban Township Planning and Zoning Commission
23 Carrolls Tract Road, Fairfield PA 17320
Regular Monthly Meeting Minutes
Platform Startingmeeting.com
September 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 are able to use Platform Startmeeting.com. Members present were: Nina Garretson Hamiltonban Township Secretary/Treasurer, Barkclay Kenyon from Beyond All Boundaries, Clyde McClain, Jr., Clifford Frost via computer; Chair Betty Izer, Calvin Bream, Sherry Roger Frost, Stephen Jacobs, 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: Attorney Robert Campbell representing Daniel Scott, Daniel Scott, and Chad Farace

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

Approval of the Minutes: Secretary Dille made a correction to the minutes that Elicie Buissere joined the August 25, 2020 for one minute via computer. Calvin Bream made a motion to approve the August 25, 2020 Platform Startingmeeting minutes with the addition, seconded by Betty Izer. The motion carried.

Public Comment: There was none.

45 Wildlife Lane-Daniel Scott Subdivision:

Attorney Campbell explained that there was a previously approved subdivision for the Scott's. The Hamiltonban Township Board of Supervisors approved the combination of Lot 3 and Lot 4 which now is renamed Lot 1. The Scott's built their home on this Lot 1. When the Scott's started to building their garage they hit solid bedrock. Because of this, they need to move their garage 20 feet which now is on Lot 2. They are requesting a Deed of Consolidation for Lot 1 and Lot 2. This will be a new combined lot that cannot be sold or resurvey for subdivision. LuAnn Dille made a motion to recommend to the Hamiltonban Township Board of Supervisors approve the request for a Deed of Consolidation for Lot 1 and Lot 2, to be reviewed and approved by Hamiltonban Attorney Matthew Battersby, and that a signed copy of the recorded deed to given to Hamiltonban Township, seconded by Betty Izer. This

motion carried. Daniel Scott asked if the stormwater plan needed to be update. Fred Heerbrandt stated he will review the plan and if any changes are needed, he will contact the Scott's and Zoning Officer Wilbur Slothour. Daniel Scott and Attorney Campbell left the meeting at 7:16 PM. Since then Fred Heerbrandt has reviewed the Scott's stormwater management plan and no changes need to be made. Land and Sea can issue building permit for the garage.

Plans:

1661 Cold Springs Road-Nicholas Kalathas

Fred Heerbrandt and Rob Thealer just received the latest update yesterday September 23, 2020, therefore the formal reviews will be ready for next month October 22, 2020 meeting. A waiver has already been granted for the driveway off Cold Springs Road to have a grade of 12.5% instead of 10% grade as long as it is paved for 500 feet. The ordinance states any driveway/private road cannot have more than a 10% grade. More than 10% grade causes an increase in stormwater velocity. There are many issues with the current grades and cuts for stormwater. The contours are proposed not actual. There needs to be a realistic grade plan without adding stormwater to the next property owned James and Beverly Benner. It was suggested to have a more curved than straight up driveway. It was suggested to have the Fairfield Fire Company review the driveway for EMS accessibility. This plan needs to be modified to allow leveling of 100 feet to 5% grade at the intersection of Cold Springs Road per ordinance that has been requested as a waiver. There were many comments about grade cuts and slopes. Sherry Rogers Frost asked if the Planning Commission can refuse to grant the waivers requested. The Planning Commission can refuse to grant the waivers requested. Calvin Bream asked if a bond can be placed on the private road. Planning Commission has until February 10, 2021 to decide on this plan. The subdivision plan was conditionally approved several years ago with the conditions of the private road design and therefore the stormwater management plan. It has been suggested many times to redesign the lot configuration in which the private road would need to have right-a-ways through the lots. The grade would be more realistic. The private lane ordinance is very detailed on how to construct the driveway. Fred Heerbrandt will request an accurate detailed grading plan and will look at the contours.

15 Zoo Road-Clyde McClain, Jr.

This is a two-lot subdivision. Lot 2 has the home of the McClain's with a private well. Lot 1 will have Fairfield Municipal public water. There is a buffer for the stream and this will need to be maintained. LuAnn Dille made a motion to recommend to the Hamiltonban Township Board of Supervisors to give conditional approval per Fred Heerbrant and Rob Thealer comments for the Two Lot McClain Subdivision Plan, seconded by Calvin Bream. This motion carried.

301 Lost Limb Lane-Chad & Karen Farace

Adams County Planning and Development and Wm F. Hill & Associates are in the process of reviewing this plan for next month's Planning Commission meeting. The event venue was rebuilding after a fire in 2014 without permits. This is a pre-existing non-conforming use per current ordinances. Hamiltonban Townships requires an updated land development plan while complying with current ordinances. Chad Farace stated there are 10-15 events yearly before Covid 19, It is a nicely landscaped area with a paved driveway.

New/Old Business

Supervisor Gordon has previously requested that Rob Thealer review the Hamiltonban Township Subdivision Plan. It is believed that the lot consolidation and shared driveway ordinances needs to be updated. As the Township is in the final stages of codifying the Township ordinances, some other updates/clarification maybe needed.

Waiver requirements/standards are in Section 100 of the current Subdivision Plan.

The Swimming Pool Zoning Ordinance also needs to be updated.

Supervisor Gordon stated that there may be a request to create an overlay for the property at Iron Springs Road and Fairfield Road/Route 116 to allow an over fifty complex. This property is in the commercial district. There were a couple of comments made as to create an overlay or re-zone the property. An overlay is an additional standards to be applied to any given property plus the regular requirements. If a plan is submitted then this will be discussed in depth. The Township has other overlays -floodplain, airport. Hamiltonban Township's current ordinance for riparian barrier is one of the best in Adams County. Currently there is not a history overlay. It was generally agreed that the historic homes and fruit belt areas needs to be protected from large development. It was suggested to inventory the historic homes, building and other agriculture land marks.

The next Planning Commission meeting is October 27, 2020, starting at 7:00 PM, at the Hamiltonban Municipal Building, plus the Platform Startmeeting.com.

Adjournment

At 8:25PM the meeting was adjourned.

Respectfully submitted,
LuAnn M. Dille
Secretary