

Hamiltonban Township Planning and Zoning Commission  
23 Carrolls Tract Road, Fairfield PA 17320  
Regular Monthly Meeting Minutes  
Platform Startingmeeting.com  
April 27, 2021

Chair Betty Izer called the meeting to order at 7:01 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 using Startmeeting.com: None; Members present were: Chair Betty Izer, Calvin Bream, LuAnn Dille, and Stephen Jacobs; Sherry Roger-Frost did not attend the meeting.

**Supervisors and Staff/Consultants Present:** Using Startmeeting.com: Nina Garretson Hamiltonban Township Secretary/Treasurer, and Supervisor Coleen Reamer Members present: Rob Thealer of the Adams County Office of Planning and Development, and Fred Heerbrandt, Township Engineer of Wm. F. Hill & Associates,

**Public Present:** Using Startmeeting.com: Clifford Frost, 301 Mount Hope Road, Fairfield, Brett Riegelmen representing Petrus Holdings, Laurel Muller and Robert Buessler of Soil Service Company consultants for Petrus Holdings, Jason Wolf of C.S. Davidson for Petrus Holdings, someone in Pepperwood, CA.

**Agenda Review:** The Planning Commission approved the April 27, 2021 agenda by general agreement with the addition of 5 B.

**Approval of the Minutes:** Chair Betty Izer made a motion to approve the March 23, 2021 Platform Startingmeeting minutes, seconded by Stephen Jacobs. The motion was approved.

**Swamp Creek Mount Hope Road** No discussion

**335 Swamp Creek**

Clifford Frost asked if the Swamp Creek plans would includes a large tank. He has concerns about protecting the exceptional Middle Creek water quality. Robert Buessler responded there is no holding tank but a treatment tank. A Sewage Facilities Planning Module Component 4A-Municipal Planning Agency Review was submitted to Hamiltonban on April 26, 2021. This form ask some questions about the submitted plan. The form needs to be completed by Hamiltonban Township Planning Commission and Adams County Planning Commission. Both Commissions have 60 days to review and complete the forms. Rob Thealer of Adams County Planning and Development has not received the form yet. Laurel Muller stated the Component 4A will be submitted to Adams County in the next day or two. Laurel Muller stated that they are planning on submitting Component 2 to Department of Environment Protection (DEP) by June 1, 2021. After June 1, 2021 some regulations will change. Laurel Muller stated that this plan is consistent with the Hamiltonban Township's

Subdivision and Land Development(SALDO); and Zoning Ordinances. Hamiltonban Township Sewer Enforcement Officer Gil Picarelli will need to review this plan. Fred Heerbrandt will assist Planning Commission to complete Component 4A.

Clifford Frost questioned the blank page. There should have been a US GS map of the project location. This map should be emailed tomorrow.

Planning Commission tabled this plan until the next meeting, May 25, 2021.

### **New/Old Business**

There was no discussion on the amendments to SALDO, zoning or riparian buffer.

Rob Thealer stated there are always a few changes when the ordinances are codified. The basic framework of the ordinances do not change but a few changes are made to make the ordinances easier to read, correct grammar and format changes. Any change in a ordinance must complete the formal amendment review process. The tentative date of the Zoning Hearing on the Hamiltonban codification changes is May 19, 2021.

Sharrah Design Group Inc. submitted a Zoning Text amendment to allow a “residential housing community” as a Conditional Use in the Commercial Zone. This could allow a residential housing community at the property at the intersection of Iron Spring Road and Fairfield Road/Route 116. Betty Izer made a motion to recommend to the Hamiltonban Township (HBT) Board of Supervisors have Rob Thaeler of Adams County Planning and Development and Fred Heerbrandt of Wm F. Hill and Associates complete an advisory review on the proposed ordinance amendment for the next Planning Commission meeting on May 25, 2021 seconded by Stephen Jacobs. This motion was approved. Rob Thealer had few general comments; does HBT want to limit the small commercial area, where are the other locations in HBT available for commercial uses, what uses are acceptable and what kind of a design (Conservation By Design) should be at this location.

Fred Heerbrandt stated that Mr. Kalathas consulted with him about the Kalathas withdrawn subdivision plan. The private road need to be design per HBT ordinances. Mr. Kalathas wants to submit a new subdivision plan in the future.

Last Thursday was the first Conservation By Design meeting for the Gettysburg National Golf Course possible subdivision plan. Planning Commission members Betty Izer and Calvin Bream, Supervisor Edward Deardorff and Supervisor Coleen Reamer, Fred Heerbrandt, Rob Thealer, golf course owners and their consultants were in attendance at the golf course. The site visit noted natural resources, open spaces and current structures. It was generally agreed to continue the four step process of designing a subdivision utilizing Conservation By Design Ordinances. The next meeting is being planned for May 25, 2021, starting at 4:00PM at the golf course for about two hours. The regular Planning Commission meeting should start at the normal time of 7:00PM. Calvin Bream stated he believes the intersection of Carrolls Tract/Bullfrog and Bullfrog/ Fairfield Road/Route 116 will need to be improved. He also shared that the barn on the golf course was built in 1869 with the same design as Black Horse Tavern Barn.

At 8:02PM the meeting was adjourned by general agreement.

Respectfully submitted,

LuAnn M. Dille, Planning Commission Secretary