

23 Carrolls Tract Road, Fairfield PA 17320  
Regular Monthly Meeting Minutes  
Platform Startingmeeting.com  
August 24, 2021

Chair Betty Izer called the meeting to order at 7:06 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, Stephen Jacobs and Sherry-Rogers Frost

**Supervisors and Staff/Consultants Present:** Using Startmeeting.com: Nina Garretson Hamiltonban Township Secretary/Treasurer; Members present: Supervisor Robert Gordon, 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: None, Clifford Frost 201 Mount Hope Road, Fairfield, PA., David Sites 220 Doubleday Avenue, Gettysburg PA., Linda Williams 1091 Fairfield Station Road, Fairfield, PA.

**Agenda Review:** The Planning Commission approved the August 24, 2021 agenda by general agreement.

**Approval of the Minutes:** Chair Betty Izer made a motion to approve the July 27, 2021 Platform Startingmeeting minutes, seconded by Calvin Bream. The motion unanimously was approved.

**Public Comment**

David Sites distributed a conceptual plan for the property along Route 116 and Iron Springs Road. He has owned the 17 acres since 2000. In 2008 he tried to create a commercial project on the 17 acres but failed as there were insufficient dwelling units Currently D.R. Horton is interested in developing the 17 acres with a commercial component and dwelling units on an additional 64 acres parcel. The conceptual plan housing design includes a first floor bedroom. This would have active housing units not a senior center design. The commercial component should have an anchor grocery store. David Sites stated he wants to create a project that will benefit the area. He is not planning on creating storage units or apartments. Sherry Roger Frost asked for D.R. Horton feasibility study. The D.R. Horton feasibility study is for their use only. To allow residential units in the Commercial Zoning District a zoning amendment is needed . A variance does not apply to this situation. Clifford Frost believes 10 units per acre in not reasonable for this township. Any development must complete the normal Subdivision and Land Plan Development (SALDO) process. David Sites was asked why he purchased the addition property. He did not respond to the question. He left the meeting at 7:24PM.

### **New/Old Business**

Adams County Planner Rob Thaeler will email new language for swimming pools, lot consolidations, lot additions, share driveways with the new codification numbering system. A share driveway can only be for two adjoining properties with both having road frontage. The shared driveway ordinance are currently in the wrong section. Three or more properties using the same access is considered a private lane.

The Small Ordinance Review Group reviewed the first page Rob Thaeler's Table of Uses By Exception. Most of the uses by exception will remain the same. Both uses will continue to have the same standards as the past. Estate lots are proposed to be removed from use by exception to permitted by right.

Sherry-Roger Frost asked why are the telecommunication requirements listed in all zoning districts in total details. Why not just make a note in each zoning district. LuAnn Dille like the details in each zoning district. Rob Thaeler responded that is his style. Forestry unitizes the same format.

### **Iron Springs Road Zoning Text Amendment**

Rob Thaeler reviewed the small group discussion on this amendment. The majority of the group would recommend no changes to the ordinance. Sherry Roger-Frost is very opposed to the amendment and the process. Rob Thaeler stated zoning amendment is necessary to allow the conceptional plan design. The current ordinance will allow a mobile home/manufacture homes, hotels and motels. An amendment could be draft to limit residential units along road frontage but this maybe spot zoning. If the amendment is approved, residential units could be allowed in all Commercial Zoning Districts and any future commercial district. This maybe an exclusion issue. All communities must allow for commercial uses. Calvin Bream stated that Planning Commission needed to consider/accommodate the request of the property owner and consider what is best for Hamiltonban Township. LuAnn Dille made a motion to recommend to the Hamiltonban Township Board of Supervisors that no changes be adopted to the Commercial Zoning District at this time, seconded by Calvin Bream. After a roll call vote this motion was unanimously approved. LuAnn Dille is concerned that a grocery store will not be available in the Fairfield area for a long time.

### **Riparian Buffer Ordinance**

Sherry Roger-Frost distributed information on riparian buffers for the Planning Commission members to review for the next Planning Commission meeting. She stated that the current Hamiltonban Township (HBT) Riparian Buffer Ordinances has no provisions for water quality classification. Portions of Middle Creek, Tom Creek and Swamp Creek in HBT are classified as exception quality streams and should be protected.

The meeting was adjourned at 8:10PM by general agreement.

Respectfully submitted,

LuAnn M. Dille