

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

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. Member present were using Startmeeting.com: Sherry Roger Frost. Members present were: Chair Betty Izer, Calvin Bream, LuAnn Dille, Stephen Jacobs

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

Public Present: Using Startmeeting.com: Chad Farace of 301 Lost Limb Lane, Fairfield, PA., Clifford Frost of 301 Mount Hope Road, Fairfield, PA., someone in Pepperwood Ca.

Agenda Review: The Planning Commission approved the February 23, 2021 agenda by general agreement with the addition of the 2021 Annual Planning Commission Report.

Planning Commission Annual Report: Chair Izer made a motion to approve the 2020 Annual Report, seconded by Stephen Jacobs. The motion was approved.

Approval of the Minutes: Chair Betty Izer made a motion to approve the January 23, 2021 Platform Startingmeeting minutes, seconded by Calvin Bream. The motion was approved.

Public Comment: No comments.

Plans:

301 Lost Limb Lane - Chad and Karen Farace

Fred Heerbrandt stated all comments have been complete but item number 1 and 2. LuAnn Dille made a motion recommending the conditional approval of the Chad and Karen Farace Land Development Plan per Wm. F. Hill & Assoc.,Inc. correspondence dated Feb 9, 2021.

1. Stormwater management plan: a berm needs to be created when weather permitting and then inspected.

2. After the inspection approval then the Stormwater Management Practices, Facilities and Systems Maintenance and Monitoring Agreement must be recorded at the Adams County Courthouse with a copy to Hamiltonban Township. This motion was seconded by Chair Izer. When all the conditions are approved, Chair Izer will sign plans. Planning Commission members returned their plans so that the plans may be shared with Hamiltonban Township Supervisors.

Ray F. Strayer Estate

Tabled till after the Zoning Hearing Board, which is to be held February 24, 2021.

Swamp Creek Lane

Chair Izer made a motion that Planning Commission recommend approval of a 90 day extension for the Swamp Creek Lane Subdivision Plan, seconded by Calvin Bream. The motion was approved.

New/Old Business

Rob Thaeler is updating Subdivision and Land Development Ordinances (SALDO) by reviewing: lot consolidation, cross references, organizing items, comparing SALDO with the Southwest Join Comprehensive Plan and other items as needed. He will present a data review for the next Planning Commission meeting.

Rob Thaeler is also reviewing and updating Zoning Ordinances to include swimming pool clarifications and special permitted uses and exceptions in all zoning districts.

Supervisor Robert Gordon and Supervisor Coleen Reamer would like one comprehensive amendment for places of worship.

Supervisor Robert Gordon suggested that the amendment drafted by Petrus Holdings be declined.

Supervisor Coleen Reamer expressed her view on place of worship. She believes there should not be restrictions based on size of lot nor maximum number of people.

There was a long discussion on place of worship limits in the Open Space (OS) District. It was generally agreed not to recommend approval of the zoning amendment drafted by Petrus Holding which is to remove the acreage limit from the OS District Permitted uses. Part of the discussion was to consider the density of the structures, how much land consumed. Any amendment must comply with Federal Law. It was suggested to consult with Hamiltonban Township Solicitor Matthew Battersby as to what Petrus Holding needs to have to comply with the ordinance.

Rob Thaeler was instructed to draft an amendment with lot size and density to be a short term answer to a Place of Worship limit in the OS District.

Rob Thaeler will have a long term updated concerning places of worship in all zoning district and in compliance with Federal Law. Plus maybe looking into updating the definition(s) of Place of Worship.

Supervisor Gordon suggested reviewing ordinances concerning special exceptions in all zoning districts. There is interest by the Planning Commission and Board members to allowing more uses by general permission instead of special permitted uses. The Strayer Estate prompted this discussion. Rob Thaeler will review uses as a matter of right, permitted uses instead of special exceptions.

Rob Thaeler gave a long explanation that the OS District was designed to protect the rural nature of of the area, to protect the current natural landscape. He

believes there should be limited development that will impact the rural setting of the OS. All uses in the OS should have the same standards. Supervisor Reamer stated that the physical structure will decide the number of people allowed. The structure will cover a certain percentage of land could be used verse a certain acres allowed. Sherry Roger Frost likes a maximum density to maintain proper open space. Open spaces need to be preserved . References were made to Ordinance 402.C1 and 2. Rob Thaeler stated historic standards for agriculture preservation by law, a sliding scale and maximum lot size. Maximum lots are tools used to preserve natural landscape and protect the environment. Existing property uses are grandfather but changes of use will be required to comply with the new standards. Supervisor Gordon requested a curative amendment for Petrus Holding for the next meeting. He also suggested setting new limits in the OS in the future. Places of Worship update in all zoning district is needed. Other uses in the OS District should be review to be consistent with all uses.

In summary the OS District density, lot size and uses will be discussed. Suggestions for the Place of Worship definition will be explored as to daily usage, once a week use, community staying over night or long term residential uses. Environmental uses, camps and similar uses should have the same standards. Rob Thaeler was instructed to create a short term solution for place of worship in the OS District and a long term solution for place of worship and similar uses in all zoning districts.

Sherry Rogers-Frost requested that the Planning Commission explore adding more riparian buffer requirements especially for riparian buffers next to exceptional streams. After reading the Municipal Planning Code, she believe the current ordinances need to be updated. She will send an email with this information to Planning Commission and the Supervisors Board members.

Next Meeting

Next Meeting Planning Commission will be held March 23, 2021 at the Hamiltonban Township Municipal Building, starting at 7:00PM.

Adjournment

At 8:39PM the Planning Commission by general agreement to adjourn the meeting.

Respectfully submitted,

LuAnn M. Dille
Secretary