

Hamiltonban Township Planning and Zoning Commission
23 Carrolls Tract Road, Fairfield PA 17320
Regular Monthly Meeting Minutes
Platform Startingmeeting.com
June 22, 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: Sherry Roger-Frost, Members present were: Chair Betty Izer, Calvin Bream, LuAnn Dille, and Stephen Jacobs

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: Brett Riegelmen representing Petrus Holdings, recording the meeting, Clifford Frost, 301 Mount Hope Road, Fairfield recording the meeting, present was George and Lisa Sturgis, 4015 Bullfrog Road, Fairfield, PA.

Agenda Review: The Planning Commission approved the June 22, 2021 agenda by general agreement.

Approval of the Minutes: Chair Betty Izer made a motion to approve the May 25, 2021 Platform Startingmeeting minutes, seconded by Stephen Jacobs. The motion unanimously was approved.

Public Comment:

George and Lisa Sturgis stated they would like to know about the golf course subdivision plan on the property directly connected to their property. Last week two men from the golf course engineering firm was on their property without advance notice or permission. Lisa Sturgis called the engineering firm, they were not helpful and did not give her any information. Then the engineering firm drove a golf cart on their property again without advance notice or permission. These men were also on their neighbors property without advance notice or permission. The engineering firm is Gordon Brown and Associates from York, PA. Fred Heerbrandt has their contact information and will communicate with them to give property owners advance notice and definitely not to drive a golf cart on anyone property, Supervisor Gordon stated that he believes Eddie Deardorff gave permission for Gordon Brown and Associates to be on his property. Supervisor Gordon stated the golf course is considering a subdivision plan using Conservation By Design. This plan requires at least four specific meeting to discuss a set agenda. Two meeting have already taken place, two other are in the planning stage. This plan will include homes and will maintain open space which the golf course will be considered a part of the open space. After the

preliminary meetings a formal subdivision plan will be submitted to Hamiltonban Township for review.

335 Swamp Creek Lane

Chair Izer made a motion that the Hamiltonban Township Planning Commission authorize her as Chair to sign the 335 Swamp Creek Lane Sewer Planning Module Component 4A, and to forward this to the Hamiltonban Township Board of Supervisors, seconded by Stephen Jacobs. This motioned passed with Sherry Roger-Frost abstaining. Chair Izer signed the Component 4A form.

1765 Mount Hope Road Michael and Shirley Sites Subdivision

No action was taken as an amended plan has not been submitted.

New/Old Business

The small working committee to begin the discussion on amendments to Subdivision and Land Development Ordinances and Zoning Ordinances was unable to meet before this meeting. Supervisor Gordon will try again to arrange a meeting with the small group which includes Fred Heerbrandt, Rob Thaeler, Chair Izer, LuAnn Dille, Supervisors Gordon and Reamer.

Tomorrow June 23, 2021 there is a scheduled meeting to include Fred Heerbrandt, Rob Thaeler, and Robert Sharrah to discuss a Zoning Text Amendment for Iron Springs Road.

Sherry Roger Frost has requested that the Hamiltonban Township Riparian Buffer Ordinance be revised. She previously has sent emails with PA State requirement per Law 102.14. She wants to insure Hamiltonban Township (HBT) protect the citizens water supply. LuAnn Dille stated that she believes when Hamiltonban Township recent Zoning Ordinance was adopted it was above the minimum requirements. Rob Thaeler states HBT opted to include riparian buffer requirements in the HBT Zoning Ordinances to protect stream boundaries, to help with flooding and to reestablish stream boundaries. Rob Thealer and Fred Heerbrandt will research the Law. The Adams County Conservation District also has standards for water quality and erosion control. Stormwater managements is also a tool to insure water quality.

Township Engineer's Comments: No additional comments

Township Planner's Comments: No additional comments

Public Comments

Supervisor Gordon stated that the HBT Board of Supervisors requested that a maintenance agreement be signed by the owners of 335 Swamp Creek Lane to maintain all requirements with their sewer system and that all inspections be completed and submitted to HBT. Petrus Holdings drafted the agreement, Fred Heerbrandt and Solicitor Battersby are reviewing the agreement.

Adjournment

At 7:32PM Chair Izer made a motion to adjourn the meeting seconded by Stephen Jacobs. This motion unanimously passed.

Respectfully submitted,

LuAnn M. Dille, Planning Commission Secretary