

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

Chair Betty Izer called the meeting to order at 6:58 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 limit their comments to five minutes.

The formal meeting started at 7:01PM.

Commission Members Present:

Because of Covid 19, Commission members and public are able to use Platform Startmeeting.com.

Members using Startmeeting.com: None. By roll call members present were: Chair Betty Izer, Calvin Bream, LuAnn Dille, and Stephen Jacobs
Sherry Rogers Frost was absent

Supervisors and Staff/Consultants Present: Using Startmeeting.com: Nina Garretson Hamiltonban Township Secretary/Treasurer, Members present: Supervisor Robert Gordon, Supervisor Eddie Deardorff, Rob Thealer of the Adams County Office of Planning and Development, John Golanski, Township Engineer of Wm. F. Hill & Associates; Solicitor Mathew Battersby arrived at 7:37PM.

Public Present: Using Startmeeting.com: Clifford Frost 301 Mount Hope Road, Fairfield, PA., recorded the meeting, Robert Shusko, Mike Ward, and Lori Dayton representing SGI, Tyler Newton and Bret Reigelman representing Petrus Holding Present was: Jason Wolfe 38 N. Duke Street York, PA., C. D. Davidson representing Petrus Holding, Inc. for 225 Swamp Creek Lane, Fairfield, PA. 17320. The following were present for SGI's Land Development Plan Kevin Moore, and Craig Wilson.

Agenda Review: Chair Betty Izer made a motion to approve the November 23, 2021 agenda, seconded by Stephen Jacobs. This motion was unanimously approved.

Approval of the Minutes: Betty Izer made a motion to approve the revised October 26, 2021 meeting minutes, seconded by Calvin Bream. This motion was unanimously approved.

Public Comments: Clifford Frost stated he was recording the meeting.

1765 Mount Hope Road-Michael and Shirley Sites

No new submissions. No action taken.

225 Swamp Creek Lane-Petrus Holding

John Golanski reviewed the November 22, 2021 correspondence, which is the 3rd revision comments from Wm F. Hill & Associates. It was stated that DC&R have not responded to the request for a road maintenance agreement. John Golanski and Jason Wolfe have been communicating on the review correspondences concerns. Most of the comments were concerning minor items except for Stormwater management plan calculations for peak flow. John Golanski believe the TR-55 should be used per Hamiltonban Township (HBT) Ordinances. The ration method was used. Jason Wolfe started the plan started with the ration method and continued as the plan increased. John Golanski believe the method used will not change the plan. Calvin Bream made a motion to recommend that the HBT Board of Supervisors approved this plan with the conditions in the Wm F. Hill & Associates correspondence dated November 22, 2021 be completed and using TR-55 for the stormwater management plan calculations, seconded by Chair Betty Izer. This motion was approved with a roll call vote. Chair Betty Izer, Calvin Bream and Stephen Jacobs voting yes, LuAnn Dille absenting; Sherry Roger Frost did not attend the meeting.

Supervisor Gordon stated that HBT Zoning Officer Wilbur Slothour did an inspection visit on the 17 acre property. It was reported that some heritage have been moved onto the property without the proper permits. Bret Reigelman responded that their attorney stated the work was legal and that siding is being installed on the sides to protect the structures. Bret Reigelman stated the siding is being installed now to

protect the structures. The structures were purchased some time ago and some deterioration was happened so siding is to protect the structures. The structures are parked in the driveway and not installed. Permit are not required. Jason Wolfe left the meeting at 7:26PM.

Northern Tract -Specialty Granules, LLC (SGI)

Kevin Moore stated that they have reviewed the Adams County Planning and Development (ACP&D) and Wm F. Hills correspondences. SGI has agreed to most of the comments. SGI is hoping to submitted revised, complete plan soon. Hopefully Planning Commission will be able to approve the plan at the December 28, 2021. John Golanski stated the HBT Ordinance states a scale of 1" to 100 feet but because of the size of property a scale of 1"=200 feet is acceptable but will need a waive. LuAnn Dille made a motion to recommend that the HBT Board of Supervisors grant a to waive of the scale to be 1"=200 feet this is acceptable per Wm F. Hill & Associates and that this be noted on the plan, seconded by Calvin Bream. This motion was unanimously approved. At 7:29PM SGI representatives left the meeting and the Startmeeting.

465 Water Street Carmel of Jesus, Mary and Joseph

The submission was incomplete, therefore no action was taken. They want to structure an 400 foot ice house. One sheet of the original approved plan will need to be revised. This revision in a field change and will need to meet all requirements and be reviewed by ACP&D and Wm F. Hill and Associates.

Amended Commercial District Zoning Ordinance

The Amended Commercial District Ordinance should follow the standards and conditions plus have added condition uses as in other HBT Zoning Ordinances. Also to follow the new codification system. This amendment has been reviewed by the Solicitor Battersby and Sites' attorney. ACP&D is completing a formal review of this amendment but the comment will follow the first informal review comments of March 2021. The HBT Supervisors will need to schedule a Zoning Hearing. Calvin Bream made a motion that the HBT Board of Supervisor move forward with this amendment after receiving the ACP&D review comments, seconded by Chair Betty Izer. This motion was unanimously approved.

At 7:37PM Solicitor Battersby arrived at the meeting. Chair Izer gave a brief review of the actions taken by PC this evening. Solicitor Battersby stated that HBT should have SGI's stormwater management plan on file. SGI has a plan stormwater management plan on file with DEP, plus a performance bond for 1.8 million, DEP will enforce SGI's Stormwater Management Plan if needed not HBT.

Riparian Buffer Ordinance

This was table still next meeting when Sherry Roger Frost will be able to attend the meeting.

Township Planner's Comment

Rob Thaeler gave a brief review of the small group meeting. Currently in Pennsylvania co-location of antenna and towers in right-a-ways are permitted by right. In Hamiltonban Township (HBT) wireless and towers are permitted in ordinances as a matter of right in all zoning districts. Act 50 will supersedes all HBT Ordinances. The HBT Ordinances for general use are in Section 375.80 , UU and WW. The HBT ordinances may need to be revised to be consistent with ACT 50 and Federal Communication Commission (FCC). ACT 50 and the FCC may have some time requirements and permit processes that are different.

Short term rentals can include B&B, home stay, tent hosting, and RV hosting. Short term usually is not more than 30 consecutive days. Vacation rentals can be within the rural settings like AG, LC and OS as accessory uses. Vacation rentals could be by special exception in HBT's Zoning Districts OS, LS, RR, AP and MC. The ordinance questions are in what zoning districts and what standards are needed.

Formal shooting range should have a minimum acreage requirements, be in rural districts and possible in the industrial district. There should be standards consistent with HBT Ordinances. Solicitor Battersby stated Franklin Township has an ordinance for commercial shooting target/range that uses NRA standards.

LuAnn Dille made a motion that the HBT Board of Supervisors request that Rob Thaeler draft ordinance amendments to existing HBT Zoning Ordinances for updating the HBT wireless communication and towers to be compliance with ACT 50 and FCC standards and requirements, to draft a short term rental definition and ordinances, and develop language for an ordinance for commercial target/shooting range to

follow NRA standard and guide lines and definition of a commercial shooting target/range, seconded by Chair Izer. This motion was unanimously approved.

Township Engineer's Comments None at this time

Township Solicitor's Comments

The Fairfield Municipal Authority and DEP are consulting concerning the sewer plant capacity. With the two possible housing development in HBT, will the Fairfield Municipal Authority Sewer Plant have sufficient capacity for approximately 300 new homes. The answer may be adding another tank at the developer expenses.

Public Comment None at this times.

Next Meeting

The next regular Planning Commission Meeting is December 21, 2021, starting at 7:00PM at the HBT Municipal building at 23 Carrolls Tract Road, Fairfield PA.

Adjournment

At 7:54PM Chair Izer made a motion to adjourn the meeting, seconded by Stephen Jacobs. This motion was unanimously approved.

Respectfully submitted,

LuAnn M. Dille
Secretary