

Hamiltonban Township Planning Commission
23 Carrolls Tract Road, Fairfield PA 17320
Regular Monthly Meeting Minutes
Platform Startingmeeting.com
September 28, 2021

Chair Betty Izer called the meeting to order at 7:02 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 At 7:03 PM Sherry-Rogers Frost arrived

Supervisors and Staff/Consultants Present: Using Startmeeting.com: Nina Garretson Hamiltonban Township Secretary/Treasurer and Robert Gordon; Members present: Rob Thealer of the Adams County Office of Planning and Development, and John Golanski, Township Engineer of Wm. F. Hill & Associates,

Public Present: Using Startmeeting.com: None, Clifford Frost 301 Mount Hope Road, Fairfield, PA., Clifford Frost recorded the meeting. Patrick Naugle 650 Red Patch Avenue Gettysburg PA. 17325 representing the Watershed Alliance of Adams County, John Runge 2238 S. Queen Street, York, PA., representing Gordon L. Brown & Associates, Inc., for Gettysburg National Golf Club, 4099 Bullfrog Road, Fairfield, PA. 17320; and Jason Wolfe 38 N. Duke Street York, PA., C. D. Davidson representing Petrus Holding, Inc. 225 Swamp Creek Lane, Fairfield, PA. 17320.

Agenda Review: The Planning Commission approved the September 28, 2021 agenda by general agreement with the addition of Gettysburg National Golf Club for discussion not for voting action.

Approval of the Minutes: Chair Betty Izer made a motion to approve the August 24, 2021 Platform Startingmeeting minutes, seconded by Stephen Jacobs. The motion was unanimously approved.

Public Comment

Patrick Naugle, President of the Watershed Alliance of Adams County (WAAC), gave an oral report of his written comments on the 225 Swamp Creek Lane, Fairfield, PA. The WAAC is stating that they believe the proposed sewage system for 225 Swamp Creek Petrus Holding is not adequate to assure the water quality of Swamp Creek. S.S. Papadopulos & Associates, Inc. on the behave of WAAC reviewed the 355 Swamp Creek drip irrigation Micro-Mound System. WAAC believes this proposed system may have potential impact on the water quality and aquatic biota of the Swamp Creek. Sherry Roger-Frost stated similar comments as Patrick Naugle of WAAC for both properties. Jason Wolfe stated the sewer systems will have the proper DEP approvals and will meet all requirements.

Plans:

1765 Mount Hope Road-Michael and Shirley Sites

Betty Izer made a motion to recommend that the Hamiltonban Township (HBT) Board of Supervisor grant an 90 day extension for the 1765 Mount Hope Road Subdivision Plan, seconded by Stephen Jacobs. This motion was unanimously approved.

225 Swamp Creek Lane-Petrus Holding

Planning Commission (PC) received the Wm. F. Hill & Assoc., Inc. review on 225 Swamp Creek Lane, correspondence dated September 22, 2021 The Adams County Planning and Development (ACP&D) review correspondence was received today. The PC has not had sufficient time to review the ACP&D correspondence. This subdivision was tabled till the next PC meeting.

At 7:22 PM Solicitor Battersby arrived at the meeting.

Sherry Roger-Frost asked what is a hermitage. Jason Wolfe responded a small wooden square/rectangle structure for praying and sleeping. There will be no electricity and no plumbing. The structure will be off the ground to eliminate ground disturbance and have a green roof. Sherry Roger-Frost is concern that the green roof will not properly control a heavy rain event. Jason Wolfe stated that the run off will be handled by the proper stormwater management plan. The rain event will have the same volume but will be dealt with the stormwater management plan. The project will try to practice the best techniques for the environment. The stormwater plan must meet all the requirements before this plan can be approved. Sherry Roger-Frost stated that she heard some trees were removed without proper authorization. Jason Wolfe stated that Adams County Conservation District (ACCD) was consulted. Trees were cut but stumps were not removed. The area was stabilized per the ACCD. Jason Wolfe stated that the HBT Sewer Enforcement Officer stated that the old septic tank should be removed. The tank was removed and area was stabilized.

Gettysburg Nation Golf Club

John Runge gave a brief explanation of the Conservation By Design Plan for the Gettysburg National Golf Club. They have completed the proper process for the Conservation By Design project. In the future, a plan will be submitted to the Township. There will be open space around and involving the golf course. The preliminary plan shows 56% open space on the 243+ acres with around 164 dwelling. Sherry Roger-Frost is concerned about the riparian buffer in this development and the loss of the valley view. Fairfield Municipal Authority will be providing water and sewer. John Runge has consulted with Fairfield Fire and EMS William Jacobs on this conceptional plan. Rob Thaeler stated the HBT Official Map shows green ways narrative to support the green ways design in this project. This should include multiple mobile ways-bike and pedestrian trails. Floodplains consideration will be apart of the design. John Runge thanked the small group for working together through the Conservation By Design process. The meetings were very beneficial and cordial. Betty Izer, who was a part of the small group, said it was a pleasure to consult with the group on this project. The next step is the formal submission to the HBT for review and approval. John Runge left the meeting.

Sherry Roger Frost stated the Friends of Tom Creek received a grant for the National Park Service. The funds could be used to create a historical trail along Iron Springs Road.

SGI Minor Subdivision

The plan was not submitted in time for this meeting. Reviews should be available for the next PC Meeting on October 26, 2021.

New/Old Business

Rob Thaeler gave a brief review of SALDO Amendment changes. LuAnn Dille made a motion to recommend that the HBT Board of Supervisors approve the presented SALDO Amendment changes, seconded by Betty Izer. The motion was unanimously approved.

Rob Thaeler gave a brief review of the Zoning Amendment changes. LuAnn Dille made the motion to recommend that the HBT Board of Supervisors approve the presented Zoning Amendment changes, seconded by Betty Izer. This motion was unanimously approved.

Sherry Roger-Frost was read the comments from Rob Thaeler and Fred Heerbrandt review of her previous comments and submitted information of riparian buffers. She believes they did not understand her many comments. She is concerned about the long term plan for riparian buffers. She believes the area will continue to have heavy rain events. Trees take 10, 20, 40 years to grow and to be beneficial as riparian buffers. Fred Heerbrandt correspondence stated HBT already has riparian buffers ordinances which at this time PA Laws do not require. There are several municipalities in PA that do not have any language concerning riparian buffers. The riparian buffers would help with the Chesapeake Bay clean-up. Sherry Roger-Frost would like to do a riparian buffer presentation at another PC meeting as this has already been a long meeting.

HBT Engineer and County Planner had no addition comments at this time.

Public Comments

Patrick Naugle spoke again. The Watershed Alliance appreciated the HBT ordinances on riparian buffers but more work is needed. Their organization has planted 8,500 trees free to the property owners. The WAAC hopes to plant more free trees this year with the hopes of planting more this next spring and next fall. The plan is to plant 10 million tree. More comments were made on green roof and riparian buffers with no new information.

Solicitor Battersby stated the PC may want to explore creating a definition of recreational vehicle and ordinances on their uses, and length of use in the Township.

Betty Izer reminded PC member to bring their copies of plan to the meeting so that when PC recommends a plan approval, the plans can be given to the HBT Board of Supervisor for their review.

All discussion of plans should take place in the PC public meetings.

Solicitor Battersby will be attending the PC meeting as a resource consultant. The meeting was adjourned at 8:28 PM. Next PC regular PC is October 26, 2021.

Respectfully submitted, LuAnn M. Dille, Secretary