

Hamiltonban Township Planning Commission  
23 Carrolls Tract Road, Fairfield PA 17320  
Regular Monthly Meeting Minutes  
Platform Startingmeeting.com  
April 26, 2022

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 limit 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: Stephen Jacobs, Rusty Ryan, By roll call, members present were: Chair Betty Izer, Calvin Bream, Secretary LuAnn Dille

**Supervisors and Staff/Consultants Present:** Using Startmeeting.com: Nina Garretson Hamiltonban Township Secretary/Treasurer and Supervisor Robert Gordon  
Members present: Hamiltonban Township Board Chairman Edward Deardorff, Rob Thealer of the Adams County Office of Planning and Development, John Golanoski, Township Engineer of Wm. F. Hill & Associates., Inc. and Keller Engineering, Inc.

**Public Present:** None

Chair Izer welcome Rusty Ryan as the newest member to the Hamiltonban Township Planning Commission.

**Agenda Review:** Chair Izer made a motion to approve the agenda as present, seconded by Calvin Bream. This motion was unanimously approved.

**Approval of the Minutes:** Chair Izer made a motion to approve the April 26, 2022 meeting minutes as presented, seconded by Calvin Bream. This motion was unanimously approved.

**Plans:**

**1765 Mount Hope Road-Michael & Shirley Sites**

No revised plans have been submitted. Hamiltonban Township (HBT). Planning Commission has til May 24, 2022; with HBT Board of Supervisor til June 21, 2022 to act on the current submitted plans. The Sites and their engineering firm may need to request another extension. HBT Secretary Garretson has informed them a extension maybe needed. HBT Planning Commission took no actions on this plan.

**New/Old Business**

**Gettysburg National Golf Course**

John Golanski reported that the Gettysburg National Golf has received approval from DEP and HBT Supervisors to connect to the Fairfield Municipal Authority for water and sewer. This is the first step in the land development process. The first phrase may be 64 house between Bullfrog Road and Route 116/Fairfield Road.

## **Amendments to HBT Zoning Ordinances**

The HBT Planning Commission and Planner Rob Thealer reviewed Land and Sea Wilbur Slothour's comments on three proposed amendments to the HBT Zoning Ordinances.

### *Shooting Range*

HBT Planning Commission would like to add the words "the safe use and discharge" to the shooting range definition to the proposed amendment.

HBT Planning Commission agrees with Planner Thealer's not to include a definition of target shooting. The Township is concerned about commercial shooting range(s) and do not want to regulate private property owners shooting rights.

### *Small Wireless*

It was decided not to change the definition of right-of-way but to add a definition for Township right-of way. A fee and a fee schedule should not be include in this ordinance but as a separate resolution. The fee could help HBT cover the cost of maintaining the physical area where the structure(s) are installed in the Township's right-of-way. It would be the responsibility of the HBT Board of Supervisors to decide on this component.

A separate application for installing a wireless structure(s) should not be necessary as the normal HBT application process should be followed. Planner Thealer will draft some language to include review by HBT engineer for Section c.(1) and Section (1) (a). These changes are primarily to comply with Pennsylvania Act 50 of 2021.

### *RV Hosting and Tent Hosting*

HBT Zoning Ordinances have a definition that a dwelling is a building, which will assist in preventing RV and tents from being used as permanent residence(s). It was decided to add the following wording to the recreational vehicle definition "fully licensed, insured, and road ready for highway use". The other suggestions Zoning Officer Slothour suggested were not necessary as stormwater and steep slopes are regulated in the current HBT Ordinances.

Zoning Officer Slothour drafted three additional definitions. The definitions were briefly discussed. HBT Planning Commission thought these definitions need separate consideration and suggested these be discussed in the small zoning amendment group. The three definitions are: camping unit, camping temporary and recreational cabin.

Chair Izer made a motion to forward the above suggestions to the HBT Board of Supervisors, seconded by Rusty Ryan. This motion was unanimously approved. Planner Thealer will update the ordinances per the above suggestions and forward to HBT Board of Supervisors and HBT Planning Commission. After the HBT Board of Supervisors reviews, comment and approves the three amendments, the formal amendment process will be followed.

Planner Thealer will forward the proposed final draft Table of Uses to HBT Planning Township Commission and Board of Supervisors.

HBT Engineer and HBT Planner had no additional comments.

**Other Comments**

LuAnn Dille stated she has received two separate complaints about 2251 Cold Springs Road, Orrtanna, vacation rental property. The property owners in the general area stated they heard loud music and fireworks after midnight on several weekends. Loud four-wheelers being used late at night. One property owner did make a 911 call for State Police to investigate. This is a zoning officer issue. Property owners need to complete the HBT formal complaint form and forward to the HBT Office. Planner Thealer stated per the permit there can only be 10 persons at all times. This should prevent large group of visitors partying at this location. Also per HBT Ordinance a responsible person must be within 15 minutes of the area to be contacted if a problem(s) should arise. The neighbors would like to have this contact information.

The next HBT Planning Commission will be May 24, 2022 starting at 7:00 PM at the HBT Municipal Building at 23 Carrolls Tract Road, Fairfield, PA 17320.

At 8:19 PM Chair Izer made a motion to adjourn the meeting, seconded by LuAnn Dille. This motion was unanimously approved.

Respectfully submitted,

LuAnn M. Dille  
Hamiltonban Township Planning Commission Secretary