

Hamiltonban Township Planning Commission
23 Carrolls Tract Road, Fairfield PA 17320
Regular Monthly Meeting Minutes
Platform Startingmeeting.com
February 22, 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. 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, 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.

Public Present: Rick Castranco representing Carmel of Jesus, Mary & Joseph

Agenda Review The agenda was approved with LuAnn Dille stating Sherry Roger-Frost has resigned from Hamiltonban Township (HBT) Planning Commission.

Sherry Roger-Frost submitted a letter of resignation from the HBT Planning Commission effective February 1, 2022. The HBT Board of Supervisors accepted her resignation as of February 1, 2022 at their regular board meeting.

Approved of the Minutes Chair Betty Izer made a motion to approve the January 25, 2022 meeting minutes as presented, seconded by Calvin Bream. This motion was unanimously approved.

1765 Mount Hope-Michael & Shirley Sites

The new submission is for a two lot subdivision, one being a flag lot, instead of three lot subdivision. A flag lot has specific standards that must be followed. The driveway design is still straight up the very steep slope. The building locations are also proposed on very steep slopes. No stormwater plan was submitted. The HBT Planning Commission tabled this plan. John Golanski will contact Sharrah Design to suggest an extension for this plan.

Supervisor Robert Gordon joined at 7:10 PM. He had a computer issue.

465 Water Street-Carmel of Jesus, Mary & Joseph

Rick Castranco representing Carmel of Jesus, Mary & Joseph Revised Land Development Plan. This plan is an addition to the original January 29, 2015 approved and recorded Land Development Plan for the Camel of Jesus, Mary & Joseph at 465 Water Street, Fairfield PA., 17320. There is a proposed two story 20 X 20 Ice House.

This structure will add an additional 400 square feet of impervious area to Watershed #4. The second structure is an 6 X 8 lavatory. The Adams County Planning and Development (ACP&D) correspondence dated February 22, 2022, stated the limited nature of this submission, they did not complete a full review of the overall site plan. ACP&D gave the following comments. The revised plan is not consistent with the site layout that was recorded. The following are not consistent with the original plan:

- Overall Revisions to the building within the monastery compound
- Addition of building K-caretaker's residence
- Addition of building I-guest cottage #1
- Addition of building L-guest house #2
- Addition of building M-barn and temporary residence

It was noted that structures M and K are outside of the original disturbance area for their NPDES permit. The NPDES permit is still active. Mr. Castranco stated that Adams County Conservation District has been notified and has been at the site recently. Mr. Castranco stated that buildings are being constructed stone by stone over a long period of time. He believes it would be proper to inform the Township every 6 months to 12 months of the process of the construction. It maybe 10 to 20 years before this is land development plan is completed. When this land development is completed, an as built development plan would be necessary.

Chair Izer made a motion to approve the addition of the 20 X 20 Ice House and 6 X 8 lavatory on the Revised Land Development Plan of the Carmel of Jesus, Mary & Joseph and that the revised plan follows the administrative standards, seconded by LuAnn Dille. This motion was unanimously approved.

At 7:26 PM Solicitor Battersby joined the meeting. At tonight's regular Fairfield Borough Council Meeting, a member of the public stressed the need for a local gas station and grocery store. Fairfield Borough Council referred the public member to present the request to the HBT Supervisors.

Chair Izer stated the Small Group Meeting on February 16, 2022 reviewed the proposed wireless amendment for new towers in right-of-ways and the Act 50 requirements. The review will continue at the next Small Group Committee Meeting on March 16, 2022, starting at 10:00AM, at HBT Municipal Building.

At 7:34 PM Solicitor Battersby and Supervisor Deardorff left the meeting.

The next regular HBT Planning Commission is March 22, 2022, starting at 7:00 PM, at the HBT Municipal Building.

At 7:35 PM the meeting was adjourned by general approval.

Respectfully submitted,

LuAnn M. Dille
Secretary