

Hamiltonban Township Planning Commission
23 Carrolls Tract Road, Fairfield PA 17320
Regular Monthly Meeting Minutes
Platform Startingmeeting.com
March 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: none By roll call, members present were: Chair Betty Izer, Calvin Bream, Secretary LuAnn Dille, Stephen Jacobs was excused. There is one member stilled needed on Planning Commission.

Supervisors and Staff/Consultants Present: Using Startmeeting.com: Nina Garretson Hamiltonban Township Secretary/Treasurer. Members present: Hamiltonban Township Board Chairman Edward Deardorff, Supervisor Robert Gordon, 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: Clifford Frost joined the meeting at 7:15 PM using Startmeeting.com.

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

Approval of the Minutes: Chair Izer made a motion to approve the February 22, 2022 meeting minutes as presented, seconded by Calvin Bream. This motion was unanimously approved.

Plans:

1765 Mount Hope Road-Michael & Shirley Sites

On March 1, 2022 the Hamiltonban Township (HBT) Board of Supervisors approved an extension until June 2022. On March 15, 2022 HBT received DEP approval of Sewage Planning Module. This plan was tabled until next month. Hopefully revised land development plans be submitted.

New/Old Business

HBT Planning Commission member were asked to review the final draft of the following amendments: Shooting Range, RV Hosting/Tent Hosting and small wireless amendments. Rob Thealer gave a brief review of the three amendments. The small group has discussed the amendments at length and believe they are ready for Planning Commission members for review and then to be forward to the HBT Board of Supervisors in the coming months.

Shooting Range

This amendment is to set requirements for commercial shooting range/hunting clubs. The intent to set standards, size, set-back, berms design, hours and signage. Shooting range/hunting club are being proposed in the Agriculture Preservation, Land Conservation, Open Space Zoning Districts by special exception. This amendment is similar to other municipalities. This amendment is not to limit home owners from enjoying shooting on private property.

RV Hosting and Tent Hosting

This is intended for leasing out space on private property in four rural zoning districts- Open Space, Land Conservation, Rural Residential, Agriculture Preservation. This has similar standards as other municipalities. An important standard is private lane access and off street parking. Camp fire circle safety located. There is language to provide for Hotel Rental Tax like vacation rentals. The access to tent hosting is different than RV Hosting.

Small Wireless

The current HBT wireless telecommunications ordinances needed to be revised to be complaint with Pennsylvania ACT 50 and new Federal Communication Commission regulations. Small wireless communication is a permitted use in all zoning districts by law. Most of the revision involved administration standards. This amendment has been forwarded to HBT Zoning Officer Wilbur Slothour for his review. Calvin Bream stated with 5G the communication boxes will need to be closer than present day standards. Rob Thealer state that will be decided by the companies designer.

Calvin Bream stated to be careful using shooting range and hunting club interchangeably as they are usually very different. Shooting range is usually a commercial venture as addressed in the proposed zoning change, whereas a hunting club is usually more a simple agreement between a property owner and a group of individuals granting permission to hunt on a property.

Township Engineer John Golanoski and Township Planner Rob Thealer had no addition comments.

Supervisor Robert Gordon stated the next ordinance to be update could be the private lane standards.

Supervisor Robert Gordon stated the HBT Zoning Hearing Board approved the 2251 Cold Springs Road, Orrtanna, PA. Bollinger/Beiler to be a five bedroom Bed and Breakfast. The owners updated the sewer system.

The next HBT Planning Commission meeting will be April 19, 2022, starting at 7:00 PM at the HBT Municipal Building at 23 Carrolls Tract Road, Fairfield, PA.17320

At 7:24 PM Chair Izer made a motion to adjourn the meeting, seconded by Secretary Dille. This motion was unanimously approved.

Respectfully submitted,

LuAnn Dille
Secretary