

Hamiltonban Township Planning Commission & Zoning C0mmittee  
23 Carrolls Tract Road, Fairfield PA 17320  
Regular Monthly Meeting Minutes  
November 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:**

By roll call, members present were: Chair Betty Izer, Calvin Bream, Secretary LuAnn Dille, and Jeff Hardman; Stephen Jacobs was absent.

**Supervisors and Staff/Consultants Present:** Members present: Hamiltonban Township Board Chairman Edward Dearnorff, Rob Thealer of the Adams County Office of Planning and Development and Erik Vranich of Wm F. Hill-Keller Engineering

**Public Present:** No public present

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

**Approval of the Minutes:** Chair Izer made a motion to approve the October 25, 2022 meeting minutes, seconded by Jeff Hardman. This motion was unanimously approved.

**Public Comment:** None as no public present

**Plans:**

**209 Zoo Road-Weishaar Property**

LuAnn Dille made a motion to request that the Hamiltonban Township (HBT) Board of Supervisors grant a 60 day extension for this subdivision, seconded by Chair Betty Izer. This motion was unanimously approved.

**145 Tract Road-Cooper Property**

Erick Vranich explained that from HBT Subdivision Ordinances this is a simple one lot subdivision. The delay with this subdivision is obtaining water and sewer capacity from the Fairfield Municipal Authority. Form 3800-CD-BCWO359, Number 8, D Public Sewerage Service, is certifying capacity by HBT but HBT must have a written document from the Fairfield Municipal Authority. At this time the Fairfield Municipal Authority can not issue this approval. The Cooper's will need to submit a full planning module to DEP. Chair Betty Izer made a motion to table this plan until the next meeting, seconded by Jeff Hardman. This motion was unanimously approved. This plan could be conditional approved depending water and sewer capacity.

**230 Baker Road-Alexandra Thompson**

The Thompson's want to construct an accessory structure with water and sewer. Their current system will need to be upgrade or to build another sand mound. LuAnn Dille

made a motion to allow Chair Betty Izer to sign Planning Module, Component 4A, seconded by Calvin Bream. This motion was unanimously approved. Currently there are two tracts of property. HBT consultants and Solicitor Battersby suggested combining the two tracts into one recorded deed. This would prevent the tracts from being sold as separate tracts. If sold as two separate tracts then the new structure would not be an accessory structure.

**New/Old Business**

The Small Group Ordinance Committee did not meet on November 16, 2022 due to two members unable to attend. The Small Group Ordinance Committee next project will be to update ordinances on creating new cemeteries and to insure proper operations of the new cemeteries.

The Township Engineer and Township Planner did not have any additional comments.

**Adjournment**

At 7:42PM the meeting was adjourned with Chair Betty Izer making a motion to adjourn the meeting, seconded by Jeff Hardman. This motion was unanimously approved.

Respectfully submitted,

LuAnn M. Dille