

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

July 24, 2018

Chairman Russell Ryan called the meeting to order at 7 PM. He announced that the meeting is being recorded for the sole purpose as a review aid in compiling the written minutes.

Commission Members Present: Russell Ryan, Stephen Jacobs, and David Peters were present. John Iaea and Eugene Starbuck were excused. There was a quorum.

Staff/Consultants Present: Rob Thaeler of the Adams County Office of Planning and Development, Township Planning Consultant and Fred Heerbrandt of Wm. F. Hill & Associates, Township Engineering Consultant were present.

Public Present: John Messeder of the *Gettysburg Times*, Clifford Frost, Sherry Frost, Bob Sharrah of the Sharrah Design Group, Josh Donaldson, Duane Williams and Supervisors J. Edward Deardorff and Robert Gordon were present.

Approval of the Agenda: The Commission approved the Agenda by consent.

Approval of two sets of Minutes: Dave Peters motioned to approve the June 26, 2018 Planning Commission meeting minutes as written. Steve Jacobs seconded. The motion was passed. Dave Peters then motioned to approve the June 25, 2018 joint Board of Supervisors and Planning Commission meeting minutes as written. Steve Jacobs seconded and the motion passed.

Public Comment (Agenda Items Only): Chairman Ryan opened the floor to public comment on agenda items only and there was none.

New/Old Business: Apple Valley Acres LLC submitted a request to add 99.7 acres to an existing Agricultural Security Area. After discussion, Chairman Ryan motioned to recommend the Board of Supervisors approve the Apple Valley Acres addition of 99.7 acres to the Agricultural Security Area. Dave Peters seconded the motion which passed. Chairman of the Agricultural Security Area Advisory Board J. Edward Deardorff made a motion that the Board of Supervisors approve the Apple Valley Acres addition of 99.7 acres to the Agricultural Security Area. ASA Advisory Board member Steve Jacobs seconded the motion and the motion passed with ASA Advisory Board member Josh Donaldson voting in favor of the motion.

Plans:

- a. **Iron Springs (ISP) Plan:** No action was needed at this time
- b. **Adams Electric - Suncrest Trail and Mt. Hope Road:** No action needed at this time.
- c. **1661 Cold Springs Road - Nicholas Kalathas:** No action needed at this time.

d. 301 Knox Road - Paul and Patricia Wolfe (Highland Township): Bob Sharrah said he received comments from Wm. F. Hill & Associates and the Adams County Office of Planning and Development and said he has not yet officially addressed all the comments but can and will do so. Dave Peters motioned to recommend the Board of Supervisors approve the 301 Knox Road Subdivision Plan with the condition that the Wm. F. Hill & Associates and the Adams County Office of Planning and Development comments are addressed satisfactorily. Steve Jacobs seconded and the motion passed.

Township Engineer's Report: The Township Engineer said he had no comment.

Township Planner's Report: Rob said he was working on answers to all Mr. Frost's questions submitted on June 25 and the Supervisors' request to improve the proposed zoning ordinance's conformity to the Southwest Adams Joint Comprehensive Plan's Future Land Use Map. Responding to a question from Chairman Ryan, Rob said he would have those items done for the August Planning Commission meeting.

Public Comment: Sherry Frost said she was at the Supervisors meeting when Solicitor Battersby recommended the proposed zoning ordinance text and map be made more congruent with the Southwest Adams Joint Comprehensive Future Land Use Plan and Rob commented that when he said the proposed zoning ordinance he was referring to it in totality so it did include both text and map. There was no further public comment.

Township Meeting Dates: All public meetings are held at the local prevailing time of 7:00 PM at 23 Carrolls Tract Road, Fairfield, PA. Rescheduled changes of date or time will be advertised via the *Gettysburg Times*. Cancellations will be via a notice on the office door.

- Board of Supervisors Workshop - July 26, 2018.
- Board of Supervisors - August 7, 2018.
- Parks and Recreation Commission - August 14, 2018.
- Planning Commission - August 28, 2018

Adjournment: At 8:24 PM Steve Jacobs motioned to adjourn the meeting. Dave Peters seconded. The meeting was adjourned.

Respectfully submitted,

David Peters
Hamiltonban Township Planning & Zoning Commission Secretary