

Hamiltonban Township Planning Commission
23 Carrolls Tract Road
Regular Monthly Meeting Minutes
July 25, 2023

At 7:00 PM Chair Betty Izer called the meeting to order.

No public was present.

Commission Members Present: Chair Betty Izer, Vice-chair Calvin Bream, Secretary LuAnn Dille, and Jeff Hartman. Stephen Jacobs joined the meeting at 7:09 PM by telephone landline.

Supervisors and Staff/Consultants Present: Hamiltonban Township Supervisor Board Vice-chairman Douglas Woerner, Rob Thealer of the Adams County Office of Planning and Development and Ted Brillhart of Wm F. Hill-Keller Engineering Township Engineer

Agenda: Chair Izer made a motion to approve the July 25, 2023 agenda as presented, seconded by Vice-chair Bream. This motion was unanimously approved.

Chair Izer made a motion to approve the June 27, 2023 regular meeting minutes as presented, seconded by Jeff Hartman. This motion was unanimously approved.

Plans:

209 Zoo Road-Weishaar Property

Chair Izer made a motion to approve signing the Request for Planning Waiver & Non-building Declaration for the 209 Zoo Road, Fairfield, PA Weishaar Property seconded by LuAnn Dille. This motion was unanimously approved. The Request for Planning Waiver and Non-building Declaration will need to be signed by the Hamiltonban Township (HBT) Board of Supervisors.

Chair Izer made a motion to conditionally approve the 209 Zoo Road-Weishaar Lot Addition per the June 30, 2023 correspondence from Wm. F. Hill-Keller Engineers, seconded by Jeff Hartman. This motion was unanimously approved.

327 Water Street (465 water St) Carmel of Jesus, Mary & Joseph

A revised plan has been submitted. Wm F. Hill-Keller Engineers completed a review. This correspondence list many items that needs to be completed. Adams County Planning and Development review was not completed yet. There are a couple of major issues to be resolved. The municipal bounty line was incorrectly noted on the original approved subdivision plan by 150 feet. This must be corrected as this impacts many other areas/concerns: taxes, census, zoning ordinances of which municipal, stormwater concerns, steep slope ordinances in HBT, which municipality approved which parts of the subdivision plan. Chair Izer made a motion to table this plan, seconded by Jeff Hartman. This motion was unanimously approved.

Calvin Bream noted there are two different addresses and two different parcel numbers with this plan. It was suggested one address is for the original farm structures and the other for the new parcel.

New/Old Business

Todd D. & Lauri L. Weikert Minor Subdivision-Deist Lane

This subdivision was recently submitted. This plan will be reviewed at the August 2023 meeting.

Small Group Ordinance Committee is in the process of creating a Special Event Ordinance, and amending private lane requirements. The HBT Board of Supervisors needs to decide if HBT should not allow any new private lane/roads to be creates and to upgrade other lanes to public road standards when new lots are created on existing private lanes/roads

HBT Zoning Hearing is scheduled for August 1, 2023 starting at 6:30PM, at HBT office.

At 7:21PM LuAnn Dille made a motion to adjourn the meeting, seconded by Calvin Bream. This motion was unanimously approved. Respectfully submitted, LuAnn Dille Secretary