

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

January 24, 2017

At 7:00 PM Chairman Russell Ryan called the meeting to order. 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, John Iaea and Gene Starbuck. Dave Peters was 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.

Public Present: John Messeder of the *Gettysburg Times*, Terri Ferguson and Candace Ferguson.

Reorganization Meeting: At 7:01 PM Chairman Russell Ryan called the Reorganization meeting to order.

Gene Starbuck motioned to re-appoint Russell Ryan as Chairman. Steve Jacobs seconded. The motion passed unanimously.

Gene Starbuck motioned to appoint Dave Peters as Vice-chairman. Rusty Ryan seconded. The motion passed unanimously.

Chairman Ryan stated that according to the Planning Commission rules a Commission member can hold both the offices of Vice-chairman and Secretary. Gene Starbuck motioned to appoint Dave Peters as Secretary. John Iaea seconded the motion. The motion carried unanimously.

At 7:07 PM Steve Jacobs motioned to adjourn the reorganization meeting. Gene Starbuck seconded. The motion carried unanimously.

Regular Meeting: At 7:08 PM Chairman Russell Ryan called the January Planning and Zoning Commission meeting to order.

Commission Members Present: Chairman Russell Ryan, Gene Starbuck, Steve Jacobs, and John Iaea. David Peters was excused. There was a quorum.

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

Public Present: John Messeder of the *Gettysburg Times*, Terri Ferguson and Candace Ferguson.

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

Approval of the Minutes: Rusty Ryan motioned to approve the December 20, 2016 meeting minutes which were sent via email prior to the meeting. Gene Starbuck seconded. The motion was passed.

Public Comment: Terri Ferguson presented preliminary sketch to the Planning Commission for property at 1395T Green Ridge Road. Discussion ensued how best to address issues whether a waiver needed on SALDO Zoning or Easement. Township Engineer, Fred Heerbrandt made two suggestions via email on 1/20/2017 to R. Lee Royer & Associates. Here is what he thought:

"1. Since a zoning variance would require your client to go before the Zoning Hearing Board again, I would suggest trying to get a waiver of the SALDO requirement for a 50 foot panhandle to a 45 foot panhandle, instead of a variance from the wide setback. The supervisors grant the variance. There isn't much difference between 45 and 50 foot panhandle and your drawing shows that at 45' you can meet the side setback.

2. You will also need to get a waiver from SALDO Section 903: Blocks and Lots, F. Flag Lots, 2., c. which only allows flag lots in the residential zoning districts (since the property is in the WC district)."

The Commission members explained the process to Ms. Ferguson that she will have to present the plan to the Planning Commission for review at their February meeting and then it will proceed to the Board of Supervisors. Motion made by John Iaea to recommend the two suggested waivers based on the information provided. Seconded by Gene Starbuck. The motion was passed.

Plans:

a. Adams Electric Coop - Fairfield Substation Land Development Plan - Fairfield Station Road: No action was needed at this time since no additional information has been received from the applicant following the granting of Land Development Waiver until August 23, 2017.

b. Iron Springs Plaza: Since no action was needed at this time there was no discussion.

New/Old Business:

a. Zoning Revision Discussion: Rob said the incorporation of Conservation by Design into the Single Family Residential district (Article VIII) has been made and draft done. He added that he will check with Bob Gordon regarding issues. He hopes to have both electronic and paper hard copy of the proposed zoning ordinance by the February meeting, well in advance of the joint workshop scheduled for February 27.

Township Planner's Report: No further comments.

Township Engineer's Report: None was given.

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 - January 26, 2017.
- Board of Supervisors - February 7, 2017.
- Parks and Recreation Commission - February 14, 2017.
- Joint Planning Commission and Board of Supervisors - February 27, 2017.
- Planning Commission - February 28, 2017.
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Adjournment: At 7:35 PM John Iaea motioned to adjourn the meeting. Gene Starbuck seconded. The meeting was adjourned.