

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

October 27, 2015

At 7:00 PM Chairman Russell Ryan called the meeting to order.

Commission Members Present: Chairman Russell Ryan, John Iaea, William Shriner and David Peters attended. Steve Jacobs were excused. There was a quorum.

Staff/Consultants Present: Rob Thaeler of the Adams County Office of Planning and Development, Township Planning Consultant was present. Jason Reichard of C.S. Davidson, Inc., Township Engineer was excused.

Board of Supervisors Present: Supervisor LuAnn Dille attended.

Public Present: Ken Scott representing Beyond All Boundaries and John Messeder representing the Gettysburg Times attended.

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

Approval of the Minutes: John Iaea motioned to approve the September 22, 2015 meeting minutes. David Peters seconded and the motion was approved unanimously.

Public Comment: None.

Plans:

a. **Eugene Robert Kiehl Revocable Trust, Jacks Mountain Road, Minor Subdivision**

Plan: David Peters made a motion seconded by Russell Ryan to recommend the Board of Supervisors approve and sign the DEP Request for Planning Waiver and Non-Building Declaration. John Iaea seconded the motion which was passed unanimously. Ken Scott said he had no objections to the ACOPD comment letter of 10/13/2015 as well as the CSD comment letter of the same date and has already made revisions in accordance with those comments. Ken Scott also said revised plans were delivered to ACOPD and CSD today. Russell Ryan made a motion to delay any further discussion until next meeting at which time ACOPD and CSD will have reviewed the revised plan. John Iaea seconded the motion which carried unanimously.

b. **Carmel of Jesus, 465 Water Street:** There was no discussion since there has been no action needed after the July 7, 2015 conditional approval by the Board of Supervisors.

c. **Iron Springs Plaza (ISP) Preliminary Plan:** Since no action was needed at this time there was no discussion.

New/Old Business:

a. **Zoning Revision Discussion:** The Commission reviewed the proposed revised Zoning Ordinance from Article VI (RURAL RESIDENTIAL DISTRICT) through Article X (VILLAGE DISTRICT) in detail with comments from Supervisor LuAnn Dille. Omissions of cross-references were noted. No changes were recommended to the five Articles under current review. Chairman Russell Ryan set the goal to review Article XI (MIXED-USE CORRIDOR DISTRICT) through Article XV (AIRPORT OVERLAY DISTRICT) at the Commission's November meeting.

Township Planner's Report: Rob said the Adams County Association of Township Officials will host a training session on the Municipal Planning Process on October 28, 2015 at 9 AM at the Adams County Emergency Services Center. John Iaea and David Peters said they will attend the program.

Township Engineer's Report: None.

Township Meeting Dates: The following public meetings will be held at the Township Office at 23 Carrolls Tract Rd. at the local prevailing time of 7:00 PM.

- A. Board of Supervisors Workshop - October 29, 2015.
- B. Board of Supervisors - November 4, 2015.
- C. Recreation and Parks - November 10, 2015.
- D. Planning Commission - November 17, 2015.

Adjournment: At 8:05 PM David Peters motioned to adjourn the meeting. William Shriner seconded. The motion carried unanimously.

Respectfully submitted,

David Peters
Township Planning & Zoning Commission Secretary