

Hamiltonban Township Planning Commission
23 Carrolls Tract Road, Fairfield PA 17320
Regular Monthly Meeting Minutes
October 25, 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 via land line telephone.

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

Public Present: Matthew and David Unger of Unger Surveying and Construction and James Cooper

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 September 27, 2022 meeting minutes, seconded by Calvin Bream. This motion was unanimously approved.

Public Comment: None at this time

Plans:

209 Zoo Road-Weishaar Property Lot Addition

Chair Izer made a motion to table this plan as the submission is incomplete, seconded by Stephen Jacobs. This motion was unanimously approved. The Sewer Planning Non-building Waiver was not submitted to date. Also the plan needs to be revised per the Adams County Planning and Development and Wm F. Hill and Associates correspondences.

145 Tract Road-James and Angela Cooper One Lot Subdivision

Chair Izer made a motion to table this plan as the submission is incomplete, seconded by Jeff Hardman. This motion was unanimously approved. The Cooper are completing the process to extend the Fairfield Municipal Authority water and sewer line to the one lot proposed subdivision. The extension is approximately 200 feet. The Sewage Planning Module Mailer or the Module Packet must be completed and submitted. Also the plan need to be revised per the Adams County Planning and Development and Wm F. Hill and Associates correspondences. There was a question about the right-of-way being noted on the plans for the original property. Erik Vranich told Matthew Unger in a telephone conversation that this is required by

Hamiltonban Township (HBT) Ordinances. Matthew and David Unger and James Cooper left the meeting at 7:24PM.

New/Old Business

Rob Thaeler reported that the shooting range and small wireless updated ordinances are ready to for HBT Board of Supervisors for review.

The Small Group are continuing to refine the recreation cabin, tent and RV Hosting ordinances and definitions of dwellings, campgrounds, and recreational cabins. Rob Thaeler suggested that recreational cabins should be a stand alone ordinance. Zoning Officer Wilbur Slothour has stated that UCC standards are different for a permanent dwelling than a recreation cabin. If the dwelling has running water than it must have a septic system and considered a permanent dwelling subject to UCC standards for a permanent dwelling. It is no longer a recreation cabin.

Final Draft of Private Lane Ordinance Updates will be presented at the next Small Group Meeting for final review.

The next Planning Commission meeting will be November 22, 2022, starting at 7:00PM, at the Hamiltonban Township Building at 23 Carrolls Tract Road, Fairfield, PA.

The meeting was adjourned at 7:33PM.

Respectfully submitted,

LuAnn M. Dille