

Hamiltonban Township Planning Commission
23 Carrolls Tract Road, Fairfield PA 17320
Regular Monthly Meeting Minutes
May 23, 2023

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

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 were: Chair Betty Izer, Vice-chair Calvin Bream, and Secretary LuAnn Dille Jeff Hardman and Stephan Jacobs were absent

Supervisors and Staff/Consultants Present: Hamiltonban Township Board Chairman Edward Deardorff was present. Consultants: Rob Thealer of the Adams County Office of Planning and Development, Ted Brillhart of Wm F. Hill-Keller Engineering Township Engineer

Public Present: No Public Present

Agenda: Chair Izer made a motion to approve the agenda as presented, seconded by LuAnn Dille. This motion was unanimously approved.

Minutes: Chair Izer made a motion to approve the April 25, 2023 minutes as presented, seconded by Calvin Bream. This motion was unanimously approved.

Public Comments: No Public present

209 Zoo Road-Weishaar Property LuAnn Dille made a motion to table this subdivision plan as updated plans were not submitted 21 days before the meeting, seconded by Cal Bream. This motion was unanimously approved. Adams County Planning and Development and Wm F. Hill-Keller did not have reviewed the updated plan.

New/Old Business

Zoning Hearing Board Application for 3030 Old Waynesboro Road-Blue Ridge Sportsman's Association

This location started as a camper storage area. Now Blue Ridge Sportman's Association wants to create a campground at this location per the submitted Zoning Hearing application. Planning Commission believes a complete site plan needs to be submitted for fair/proper review. This plan should comply with Zoning Ordinance Campground 375.80H(3) numbers 1 to 12 minus number 8 as this is for 100 or more campsites. The applicant may request a continuation of the Zoning Hearing to include an amended application. The application should include a site plan therefore the standards can be reviewed. HBT must respond within 60 days of formal submission of zoning hearing application. It may be a time limit to have a site plan submitted and reviewed without an extension request from the applicant.

Planning Commission believes this application can not be approved for lack of information to properly review the standards of 375.80H(3). It was stated no sewer

permit has ever been approved. A question was asked has Penn -DOT approved a driveway for a campground.

Because of the number of camper owners that may want to attend the meeting, HBT Board of Supervisors may want to move the zoning hearing to the Fairfield Fire and EMS Building or the Fairfield Area School auditorium.

735 Jacks Mountain-Eugene and Alma Horst

Eugene and Alma Horst have requested a Zoning Hearing for 735 Jacks Mountain Road property. They would like this house to used as a vacation rental. This property use must follow the Zoning Ordinance 375.80 Vacation Rental.

Planning Commission believes this application can comply with all the standards.

Zoning Ordinances Amendments Erik Vranich has review the final draft of the many ordinances and amendments from Rob Thaeler. Erik Vranich has a couple of comments for changes in the campground, tent, RV hosting on vacate lot ordinance. Rob Thaeler and Erik Vranich will coordinate on the changes. Rob Thaeler will complete the final draft and provide the first cut of the legal advertisement soon.

At a later date the campground density may be updated.

At 7:59PM the meeting was adjourned.

Respectfully submitted,

LuAnn M. Dille
Secretary