

## **Hamiltonban Township Planning & Zoning Commission**

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

June 25, 2019

Chairman Russell Ryan called the meeting to order at 7 PM. 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, John Iaea, and Betty Izer, Stephen Jacobs and David Peters were excused. There was a quorum.

**Supervisors and Staff/Consultants Present:** Supervisor Robert Gordon, 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:** Cliff Frost, Gwen Courtney-Christensen, Lee Royer of R Lee Royer & Associates.

**Approval of the Agenda:** Approved by general consent.

**Approval of the Minutes:** Betty Izer made a motion to approve the May 28, 2019 minutes. John Iaea seconded. The motion carried unanimously.

**Public Comment:** None

### **Plans:**

**a. Iron Springs (ISP) Plan:** No action at this time.

**b. 1661 Cold Springs Road - Nicholas Kalathas:** Chairman Rusty Ryan made a motion to approve and recommend to the Board of Supervisors June 7, 2019 request for 120-day extension by Beyond All Boundaries. John Iaea seconded. The motion carried unanimously.

**c. Mt. Hope Road – Baker (1021 Jacks Mountain Rd):** Lee Royer explained he delivered revised copies of plans just before tonight's meeting but felt he has addressed comments from Township Engineer. Township Engineer Fred stated there is an encroachment on property and all property owners must sign. Chairman Ryan requested since the property drains into high quality creek E&S Control Plan must be submitted for review before building permit issued. Chairman Ryan motioned to table any action until review of revised plans completed by Township Engineer and Adams County. Betty Izer seconded. The motion carried unanimously. Lee Royer left the meeting at 7:11 pm.

### **New/Old Business:**

**a. Draft Zoning Ordinance:** Chairman Ryan stated to give Rob Thealer until the next Planning Commission meeting to provide responses to last night's June 24<sup>th</sup> meeting regarding the draft

Zoning Ordinance, since there were questions from the public regarding commercial lots, bed & breakfast, open space, land conservation, and Swamp Creek.

**Township Engineer's Report:** No further comments.

**Township Planner's Report:** No further comments.

**Public Comment:** None

**Township Meeting Dates:** All public meetings are held at the local prevailing time of 7:00 PM at 23 Carrolls Tract Road, Fairfield, PA unless otherwise noted. 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 – June 27, 2019.
- Board of Supervisors – July 2, 2019.
- Parks and Recreation Commission – July 9, 2019.
- Planning Commission – July 23, 2019.

**Adjournment:** At 7:17 PM John Iaea motioned to adjourn the meeting. Betty Izer seconded. The motion carried unanimously.

Respectfully submitted,

Nina Garretson  
Secretary  
Hamiltonban Township