

Hamiltonban Township Special Meeting  
Board of Supervisors and Planning Commission  
23 Carrolls Tract Road, Fairfield, PA 17320  
December 11, 2017

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

**Supervisors Present:** Chairman Robert L. Gordon, LuAnn M. Dille, J. Edward Deardorff, and Douglas Woerner were present. Coleen N. Reamer was excused.

**Commission Members Present:** Chairman Russell Ryan, Eugene Starbuck, Stephen Jacobs, and John Iaea were present. David Peters was excused.

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

**Public Attendees:** David B. Martin, Cliff Frost and John Messeder of the *Gettysburg Times*.

**Public Comment:** None

**Proposed Zoning Ordinance Review:**

Chairman Gordon stated there are Junk Yard Ordinances for Hamiltonban Township which the Township Planner has asked for. Copies of Ordinances 2-63, 4-64, and 1-71 which deal with junk yards were provided to all, along with Ordinance 2012-03 which is the Township nuisance ordinance.

Chairman Gordon requested comments on the revised draft received on 10/27/2017 for continued discussion. Rob Thaeler of the Adams County Office of Planning and Development stated the steps once discussions of the draft are concluded. He said the Planning Commission will hold a public meeting, at a location to allow public input and sufficient capacity, such as the school. Rob would be happy to present the draft Zoning Ordinance with a question and answer format, to include maps, comprehensive plan, graphics and Power Point presentation. The Board of Supervisors will then hold a public hearing taking public comments. The Township Solicitor can advise to what may be needed for the meeting summary.

The Board of Supervisors, Planning Commission, and Staff/Consultants resumed reviewing the draft of the proposed Zoning Ordinance. Rusty Ryan inquired whether outside furnaces, solar energy, wind energy, and chickens were addressed in the draft. Yes to all except chickens, which are covered under a separate animal ordinance which will need to be updated but will be kept as a separate ordinance.

Supervisor Deardorff asked that Rob check with Barbara Walter at the Adams County Tax Office for language needed to address the Clean & Green with setbacks and Roll-back Taxes. He stated lot size of under two acres is necessary with a minimum 50 ft width. Rob will follow up to make sure the language is correct.

Supervisor Dille asked for clarification on maximum lot area found throughout the draft. Rob stated this is included within districts where part of the goal is to keep as much land together as possible, with the provision of sliding scale based on district type. Supervisor Deardorff pointed out that the district would need to look at each case of subdivision individually, as type, soil and other factors which would impact.

Supervisor Dille inquired if the Township is allowing mobile homes. All were directed to pages 44-45 Section 903, Item A.5 and B.5. Rob stated they must be permitted but in areas with infrastructures. Supervisor Deardorff pointed out that this is affordable housing for many and is included in mixed village district.

Chairman Gordon wants to make sure historical markers are included. They are under signs (page 131), which Rob stated this continues current language as in previous ordinances. Chairman Gordon also questioned political signs, which are temporary usually. Rob advised not to include since it could be a first amendment speech conflict.

Supervisor Dilled asked about illumination of signs which is included on page 132, Section 202, and electronic messaging on page 139, if standards were reviewed. The number of signs in one location and the distance was also questioned. Supervisor Deardorff said the restriction on distance and number of signs should be removed (section 2004). Electronic messaging limited for safety of distracted drivers.

Chairman Gordon asked if page 96, Section 4 should include the wording under normal business hours. Rob asked what the Board would want to allow, such as the types of materials, etc. Chairman Gordon asked about page 25, Section 503: Dimensional Requirements, Item A.2 said his notes said this was to be removed, Farm: Twenty-five acres. Rob explained this language takes into account the sequence from single family, to estate lot, to farm. He said it is only the progression in lot size, and does not impact farms under twenty-five acres.

Gene Starbuck pointed the Table of Contents Article 8 listing SFR, and in some places listed as SR. The document needs to be consistent throughout. Under Ordinances (page 104) information needs added. Page 121 is blank, which makes table of contents wrong.

Page 76, Section 1705: Fences, Item F. Setbacks: Gene Starbuck said the state of PA only requires the property be surveyed to make sure the fence is installed on the owners property. After discussion it was decided to keep the three (3) foot requirement, but to remove property line.

Rob Thaeler stated the map is based on option 2 as previously discussed. The Village District is extended. Changed the Mixed Use Corridor on Fairfield Road and this was

taken off Jacks Mountain Road. Mr. Frost ask about the Comprehensive Plan and Middle Creek. As it is listed as a watershed area. Chairman Gordon asked Rob Thaeler to review this area. Rusty Ryan explained from the bridge on 116 up is high quality area and from 116 and below is Cold Water Value. Rob explained the Southwest Comprehensive Plan is a guide, but the Zoning Ordinance should work towards those goals. The Township must provide for all uses within the Township, and because of this, the area is working growth around the Fairfield Borough. Rob said there is built in safe guards such as Riparian Buffers to protect the watershed. He said the Village Mixed Use would allow for the property to be subdivided into two acre lots. Further conversation may be needed.

Chairman Gordon announced that the next Zoning Ordinance workshop would be held at 7 PM on January 22, 2018. Rob said he would try to have a final draft of the proposed ordinance incorporating all changes before the next workshop.

**Adjournment.** At 8:45 PM Chairman Gordon adjourned the meeting.

Respectfully submitted,

Nina Garretson  
Secretary/Treasurer  
Hamiltonban Township