

Hamiltonban Township Planning & Zoning Commission

106 Steelman Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

August 28, 2018

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, Stephen Jacobs, David Peters and John Iaea were present. Eugene Starbuck has resigned from the Planning Commission. There was a quorum.

Staff/Consultants/Supervisors Present: 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 were present. Supervisor Robert Gordon was present.

Public Present: John Messeder of the *Gettysburg Times*, Clifford Frost, Linda Williams, Charles Christianson, John Brunner, Clyde McClain, Dave Beltowski, Michael Pue Jr., Betty Pue, Michael J. Gastley, Vickie V. Gastley, Nick Kalathas, Bill Deardorff, Ken Scott of Beyond All Boundaries, Steve Reid, and Josh Gastley attended.

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

Approval of July 24, 2018 Minutes: Steve Jacobs motioned to approve the July 24, 2018 Planning Commission meeting minutes as written. John Iaea recused himself since he did not attend the meeting. Dave Peters seconded. The motion was passed.

Public Comment (Agenda Items Only): Chairman Ryan opened the floor to public comment on agenda items only and there was none.

Plans:

a. Iron Springs (ISP) Plan: No action was needed at this time. However, Supervisor Gordon provided the Commission with the following update. Since the project is now for sale, the Supervisors will be meeting with the developer and his engineers on September 7 to discuss whether they want extensions on the permits which will otherwise expire.

b. Adams Electric - Suncrest Trail and Mt. Hope Road: On August 23 the Sharrah Design Group submitted a request to the township for an extension until December 31, 2018. Dave Peters made a motion to recommend that the Supervisors accept the extension request. John Iaea seconded the motion which passed.

c. 1661 Cold Springs Road - Nicholas Kalathas: On July 30 Beyond All Boundaries requested from the township an extension for an additional 120 days. John Iaea made a motion to recommend the Supervisors accept the extension request. Dave Peters seconded the motion which passed.

Beyond All Boundaries also submitted a revised waiver request on May 24 for a modification of the 10% maximum grade for the proposed private lane to allow for a 12.5% grade for the first

500'. The Township Engineer pointed out that this issue was addressed in paragraph 14 of the Wm. F. Hill and Associates comment letter dated August 22. Dave Peters made a motion to recommend that the Supervisors grant the waiver request and require that the road is paved or provided with a bituminous surface treatment in accordance with PennDOT specifications and that Local Emergency Service Providers must be contacted to confirm they will be able to adequately service the properties with the steeper roadway slope. John Iaea seconded and the motion passed.

New/Old Business: Chairman Ryan announced that at the last meeting Mr. Frost requested the township respond to his four-page list of questions about the proposed Zoning Ordinance and that Rob has prepared a draft response. The Board of Supervisors and the Planning Commission received the draft of Rob's response on August 27 and both groups will need time to review and digest the twelve-page draft document.

Township Engineer's Report: The Township Engineer said he had no comment.

Township Planner's Report: Rob said on August 8 Freedom Township adopted the Southwest Adams County Joint Comprehensive Plan so now 5 of the 6 municipalities that participated in the plan's development have now adopted it.

Public Comment: Supervisor Gordon said the next step in proposed Zoning Ordinance will be for the Supervisors and the Planning Commission to review Rob Thaeler's response to Mr. Frost's questions after which they will make them public. Mr. Frost thanked the commission for its work. A question was asked how and when the response to Mr. Frost's questions would be made public. Supervisor Gordon said since the document was just received the Board of Supervisors has not made those decisions but the public release could take the form of posting it on the township website with printed copies available at the township office or in the form of a newsletter and he hoped it be public no later than the Supervisors October meeting. Chairman Ryan was asked if the township viewed any properties during the recent epic flooding to see if the flood plain map is accurate. Chairman Ryan said he saw the Luntz property and it did flood in accordance with the map.

Township Meeting Dates: All public meetings are held at the local prevailing time of 7:00 PM at 23 Carrolls Tract Road, Fairfield, PA. 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 - August 30, 2018.
- ASA Addition Hearing - September 4, 2018
- Board of Supervisors - September 4, 2018.
- Parks and Recreation Commission - September 11, 2018.
- Planning Commission - September 25, 2018.
-

Adjournment: At 7:33 PM John Iaea motioned to adjourn the meeting. Dave Peters seconded. The meeting was adjourned.

Respectfully submitted,

David Peters
Hamiltonban Township Planning & Zoning Commission Secretary