

Hamiltonban Township Special Meeting
Board of Supervisors and Planning Commission
106 Steelman Road, Fairfield, PA 17320
June 25, 2018

At 7:00 PM Chairman Deardorff called the meeting to order at the Fairfield Fire Hall and announced that the meeting was being for the Township Planner Rob Thaeler to conduct a public information forum on the draft of the proposed new zoning ordinance and to receive comments from the public. Supervisor Dille requested questions be held until after Rob Thaeler's presentation.

Supervisors Present: Chairman J. Edward Deardorff, Robert L. Gordon, , LuAnn M. Dille, and Douglas Woerner, and D. Bradley Martin.

Planning Commission Members Present: Chairman Russell Ryan, Eugene Starbuck, John Iaea, David Peters and Steve Jacobs were present.

Staff/Consultants Present: Township Solicitor Matthew Battersby, 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.

Public Attendees: James Wimms, Hazel Keahey, Tom Keahey, Larry Schneider, Bill Deardorff, Cindy Deardorff, Ronald Deardorff, Sherri Clayton Williams (ACOPD), Kelly Smith (*Emmitsburg News Journal*), Susan Smith, Diane Wheeler, Sylvia Bloom, Cindy Bloom Mohler, Laurie Donaldson, Bob Bennett Sr., David Kump, John Brunner, Butch (George) Harbaugh, Rennis Carson, David A. Paolini, Carolin Paolini, Brenda Rigby, Bill Rigby, Rob Dinger, Jennifer Dinger, Shannon Charlton, Kris Feldmeyer, Donna M. Weikert, Tom McClellan, Josh Donaldson, Stephen Reid, Eric Blackstone, Donna Blackstone, Robert A Hoyt, Vanessa Pellechio (*The Gettysburg Times*), Angela Kane, W. Paul Morrison, Sue deVeer, Jack Johnson, Barbara Johnson, Wilbur Slothour (Land and Sea Services), Amanda Whitcomb, Lonny Whitcomb, Emily Whitcomb, Josh Gastley, David Brown, , Steve Stojic, Mary Stojic, Mary Lane, Jeff Lane, Judith Otto, Cal Bream, John Tabor, Charles Christianson, Dan Stasny, Michael J Gastley, , Stanley Jones, Eugene F. Pecher, Dennis English, Wanda English, LeRoy Shelton, Julie Shelton, Gil Breeding, Janet Breeding, Adam Clapsadl, Heather Clapsadl, Dennis Christensen, Gwen Courtney-Christensen, Maurice Brown, Duane Williams, Linda Williams, Sherry Frost, Linda Disque, Dorothy M. Burgess, Marty Shope, , Ken Disque, Gale Dolly, Clyde McClain Jr., Betty Pue, Mike Pue, Pam Wiehagen, and Karen Bream.

Documents Provided by Hamiltonban Township: For use by the public during his presentation, Rob Thaeler provided the following six documents: Draft Hamiltonban Zoning Map, Current Hamiltonban Zoning Map, Southwest Adams Joint Comprehensive Plan - Future Land Use Plan Map, Draft Hamiltonban Zoning Map - Overlay District (Floodplain and Airport Overlays), Draft Hamiltonban Zoning Map - Steep Slopes, and Draft Hamiltonban Zoning Map - Riparian Buffers.

Documents Provided by Public Attendees: Clifford Frost provided a list of nine questions for the Board of Supervisors, a five page paper titled "Impact of the Draft Zoning on Hamiltonban Township Water Supply" was provided by Duane Williams, and a copy of a June 20 2018 *Record Herald* article detailing Washington Township's (Franklin County) decision to drop its rezoning plans for Wayne Heights and Rouzerville was provided.

Public Presentation: Chairman Deardorff introduced the Township Planner Rob Thaeler from the Adams County Office of Planning. Rob began by saying he had a power point presentation and would address the two main points made by the public at the March 26 meeting which were a) why was the township proposing a new zoning ordinance, and b) the public does not want the rural characteristic of the township to change. He provided background beginning with the Southwest Adams Comprehensive Plan which was initiated in 2009 and adopted in 2015 and listed its five goals including the Land Use Goal to retain the rural character of the region. He said the current township zoning ordinance was prepared and adopted in 1992 and has been amended several times. In 2012 a decision was made to develop a new zoning ordinance due to functional and administrative problems of the current ordinance, the fact that many parts of it are no longer legal due to case law, and most importantly, the current zoning ordinance does not advance the goals of the Southwest Adams Joint Comprehensive Plan as effectively as it could. The consensus in 2012 was that the problems with the current zoning ordinance were too serious and too numerous to be address with amendments.

Rob then went on to compare and contrast the current and proposed zoning in several settings. For example in agricultural districts, the current zoning is less effective in conserving agricultural lands and uses and the proposed zoning is in a format supported by Pennsylvania Supreme Court case law. In rural settings (R-1 in the current zoning and the OS, LC, and RR districts in the proposed zoning) the proposed zoning is better matched to the density the settings permit. Comparing the two ordinances in the area surrounding Fairfield Borough Rob noted the proposed ordinance has better site design, landscaping, and screening requirements. The proposed zoning ordinance better addresses environmental protection by maintaining floodplain management and adding riparian buffer and steep slope requirements. Rob summarized the benefits of the proposed zoning ordinance surrounding Fairfield Borough to include improved development and design standards, landscaping standards, street connectivity, pedestrian accommodation, and enhanced standards dealing with natural resources and environmental quality. He ended the presentation at 8:05 and opened the floor to questions. He answered questions and took comments about the proposed Village Mixed District, the Southwest Adams Joint Comprehensive Plan Surface Water Quality Map, endangered species protection, reduced use of the word conservation in the proposed zoning ordinance, Specialty Granules Incorporated, and water resource management.

Recommendation to the Planning Commission: Supervisor Gordon made a motion to remove three proposed Industrial District properties in the vicinity of Iron Springs Road and Fairfield Station Road from the proposed zoning map and place them in the Agricultural Preservation District. Chairman Deardorff seconded the motion and it passed unanimously.

Public Comment: Chairman Deardorff called the names of those who signed up for public comment and all polled said they made their comments during the Public

Presentation question period. One additional comment was made on the proposed Iron Springs Plaza project, and a request was made to use a microphone in all future meetings held at the Fire Hall. Chairman Deardorff said he would honor the request for a microphone. Supervisor Gordon made a motion to have the Township Planner and Planning Commission relook at the proposed zoning ordinance in light of all comments made tonight and to include considering whether home occupations and airB&Bs are appropriately accommodated. Supervisor Woerner seconded the motion which passed. Lastly Clifford Frost stated his disappointment that not all previous questions have been answered. Supervisor Gordon told Mr. Frost he was sorry for his disappointment and he hopes he will allow the Supervisors and the Planning Commission to continue to work on the proposed ordinance taking into consideration all questions and comments received so far. Chairman Deardorff said all questions would be answered soon.

Adjournment: At 9:05 Supervisor Woerner motioned to adjourn the meeting which was seconded by Supervisor Martin. The motion passed and the meeting was adjourned.

Respectfully submitted,

David Peters
Hamiltonban Township Planning & Zoning Commission Secretary