

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

June 26, 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, John Iaea, Eugene Starbuck and David Peters were present. There was a quorum.

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 were present.

Public Present: Steve Reid, Clifford Frost, Sherry Frost, Eric Blackstone, and Hazel Keahey.

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

Approval of the Minutes: John Iaea motioned to approve the April 24 minutes as written. Gene Starbuck seconded and the motion was passed. John Iaea motioned to approve the May 22 minutes as written. Steve Jacobs seconded and the motion was passed with Dave Peters abstaining since he was absent for the May 22 meeting.

Public Comment: Chairman Ryan opened the floor for public comment on agenda items only. There were no comments on agenda items but Supervisor Gordon said he had two issues which did not get on the agenda for which he would like to know if the Planning Commission had comments or concerns. The first issue concerned a subdivision plan approved for Mr. Dente in February 2006. Two of the subdivision lots being sold (one has already been sold) by Mr. Dente will have a common shared driveway to connect to Lightning Trail but Lightning Trail was not constructed to the last 24 feet of its right-of-way. Unfortunately that is where the shared driveway would connect to Lightning Trail. Mr. Dente has offered an agreement to complete the driveway through the incomplete right-of-way of Lightning Trail but the Township Solicitor has reservations with entering an agreement for the construction with Mr. Dente who may soon own neither lot. The Township Engineer added details including that there was insufficient public land to construct a cul-de-sac to township standards. Other than that the Planning Commission had no comments and Supervisor Gordon said the issue was on the agenda for the June 28 Supervisors Workshop.

Supervisor Gordon then said he would like to recommend that the Board of Supervisors proceed using two available grants and funds from the developer to make the road improvements approved for Iron Springs Plaza and said no township funds would be required. He asked the commission if it had any concerns. Chairman Ryan asked what the pros and cons were of proceeding with the road improvements and Supervisor Gordon said he was unaware of any cons. That said, the commission had no concerns.

Plans:

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

b. Adams Electric - Suncrest Trail and Mt. Hope Road: No action was needed at this time.

c.1661 Cold Springs Road - Nicholas Kalathas: Since we are still waiting for revised plans to be submitted, no action by the Commission was needed.

New/Old Business: There was no old or new business to discuss.

Township Engineer's Report: Fred said he has received a subdivision plan off of Knox Road which will be on the agenda for our next meeting

Township Planner's Report: None was given.

Unrestricted Public Comment: Hazel Keahey asked a few questions about the aforementioned Iron Springs Plaza road improvements including whether or not the historical significance of Iron Springs Road had been considered since it was the path of Gen. Robert Lee's 1863 retreat from the Battle of Gettysburg. Chairman Ryan replied that he was unaware that the historical significance was considered but would look into whether such a requirement could be incorporated into the Subdivision and Land Development Ordinance for future projects. A general discussion followed about how the current path of Iron Springs Road could be highlighted or made into an interpretive site after the road is realigned and whether the Monterey Pass Battlefield Park and Museum might assist in such a project.

Hazel then asked if we would consider renaming the Open Space District which is currently occupying most of the Woodland Conservation District since she finds the change of terminology confusing and would prefer we use the words conservation or preservation in the title of the proposed new district. Chairman Ryan said he would take that into consideration.

Lastly Hazel pointed out there are two outliers on the Southwest Adams County Comprehensive Plan map labeled Industrial and surrounded by Woodland Conservation (one of which is on Mt. Hope Road) and wanted to know why. There was a general discussion which led to the consensus that the map was in error and Rob was tasked to look into the situation.

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- June 28, 2018.
- Board of Supervisors July 3, 2018.
- Parks and Recreation Commission July 10, 2018.
- Planning Commission - July 24, 2018

Adjournment: At 7:58 PM Dave Peters motioned to adjourn the meeting. Gene Starbuck seconded. The meeting was adjourned.

Respectfully submitted,

David Peters
Hamiltonban Township Planning & Zoning Commission Secretary