

March 26, 2024

Joint meeting
Hamiltonban Township Planning Commission
Hamiltonban Township Board of Supervisors
23 Carrolls Tract Road, Fairfield, PA 17320

At 7:00 PM Vice-Chairman Calvin Bream called the regular Hamiltonban Township Planning Commission meeting to order.

Supervisors and Staff/Consultants Present: Hamiltonban Township Supervisor Board Chairman Edward Deardorff, Vice-chairman Douglas Woerner, Supervisor Coleen Reamer, Supervisor Ryan Picarelli, Supervisor Edward Spencer, Rob Thealer of the Adams County Office of Planning and Development, Township Engineer Erik Vranich from Wm F. Hill & Associates-Keller Engineering, Inc.

Commission Members Present: Vice-chairman Calvin Bream, Secretary LuAnn Dille, Derek Flenner and Jeff Hardman One more member is needed

Public Present: Adams County Commissioner Marty Qually, Nat Harbaugh, Scott presenting Blue Ridge Sportsman Association

At 7:00 PM the Hamiltonban Township Planning Commission Regular Monthly Meeting as called to order by Vice-chairman Calvin Bream.

Agenda Review: It was generally agreed to approve the March 26, 2024 agenda as presented.

Approval of the Minutes: Jeff Hardman made a motion to approve the February 27, 2024 meeting minutes, seconded by Derek Flenner. This motion was unanimously approved.

Public:

Nat Harbaugh family has a cabin on approximately 38 acres off Mount Hope, by Snyder Hollow Lane. The cabin was building around 1947. As long as the cabin continues the current use it does not need to add sewer unless indoor plumbing is added. If it become a permanent home then Uniform Construction Codes would apply.

Scott presenting the Blue Ridge Sportsman Association ask if there was any information needed for tonight's meeting. The professional consultant reviews will be ready for the April 24, 2024 at the regular Hamiltonban Township (HBT) Planning Commission Meeting. No comments were made as waiting on professional reviews.

At 7:07 PM Nat Harbaugh and Scott left the meeting.

Marty Qually gave a presentation on Adams County broad band grant funding for the under served areas of Adams County.

Plans:

2498 Iron Springs Road HBT Board of Supervisors agreed to update the Zoning District Map to include this parcel in the Industrial Zoning District. The HBT Board of Supervisors will follow up with Adams County Planning and Development and HBT Solicitor Battersby as the status of the change.

327 Water Street (465 Water Street) Carmel of Jesus, Mary & Joseph No action

New/Old Business:

3030 Waynesboro Road-Blue Ridge Sportsman Association Land Development Plans were submitted on March 1, 2024 with stormwater, and E & S Narrative. Review requests were submitted to Adams County Planning and Development and to Wm. F. Hill Associates-Keller Engineers, Inc. This plans will be discussed at the April 24, 2024 regular HBT Planning Commission Meeting.

At 8:02 PM LuAnn Dille made a motion to adjourn the regular HBT Planning Commission meeting, seconded by Derek Flenner. This motion was unanimously approved.

The HBT Board of Supervisor and HBT Planning Commission continued to discussed the proposed HBT Solar Energy Systems Ordinance. Set-back distances, size of the parcel(s), location of equipment, and different between private, community commercial solar energy systems, the kw generated and location of solar panels in residential zoning were discussed.

It was decided to hold another join meeting of the HBT Board of Supervisors and HBT Planning Commission on May 28, 2024, starting at 7:00 PM, at the HBT Municipal Building.

At 9:08 PM the meeting was adjourned.

Respectfully submitted,

LuAnn M. Dille
HBT Planning Commission Secretary