

# Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

November 27, 2012

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**Commission Members Present:** Chairman Russell Ryan, Mike Pastovic, Vice-Chairman Stephen Jacobs, Secretary April Hewitt, and William Shriner.

**Staff/Consultants Present:** Rob Thaeler from ACOPD, Township Planning Consultant, and Jason Reichard, Township Engineer

**Absent from the meeting:** None

**Public Present:** Ken Walton, Sean Delaney representing SGI, Matt Ilko, and Jessica Ilko,  
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**Call to Order and Agenda Review:** Chairman Ryan called the meeting to order at 7:07 PM and asked if there were any changes to the meeting agenda. There were none.

**Approval of Minutes -** Bill Shriner motioned to approve the October 23, 2012 Planning Commission Meeting Minutes. Steve Jacobs seconded. The motion carried unanimously.

**Public Comment:** None

**Plans:** The status of the plans will continue to be monitored in the Minutes of this Commission under **Pending**, until the plans are finalized.

## **Current Plans:**

- Kevin Brown, 3809 Fairfield Road, has 90 days from the October 23, 2012 meeting to either request an extension or address the comments made on the revised letter from C. S. Davidson, Inc. dated November 7, 2012. Chairman Ryan stated that no action can be taken until the Planning Commission receives revisions regarding this letter for the Preliminary Final Land Development Plan to move forward.
- Mr. Matthew Ilko, who is considering the property purchase at 2902 and 2940 Waynesboro Pike, pending the rezoning for a retail business from a R-2 to Commercial. Mike Pastovic motioned to recommend to the Board of Supervisors that we investigate both changing of the text of the R-2 or the changing of a section of Waynesboro Pike to Commercial. Bill Shriner seconded. The Planning Commission asks for the Board of Supervisors to recommend which change would be more efficient so Mr. Ilko can proceed. This plan will be put on the agenda for the December 4, 2012 Board of Supervisors meeting.
- Specialty Granules, Inc. (SGI) is requesting that the 112 acres located on Gum Spring Road be rezoned from Woodland Conservation to Industrial. Chairman Ryan made a motion to recommend to the Board of Supervisor to take action to have this property rezoned. Steve Jacobs seconded. The motion carried unanimously.

**New Plans:** None

## **Pending Plans/Zoning:**

**Iron Springs Plaza Preliminary Plan:** Still waiting for old items to be taken care of. There is no

new information to report.

**Strawberry Hill Master Site conceptual Sketch Plan:** On hold until further notice by developer.

**Orchard Estates Preliminary/Final Plan:** On hold until further notice by developer.

**Old Business: None**

**Zoning Ordinance:** Rob Thaeler distributed a summary of changes that he recommends for review.

**New Business:** Rob Thaeler distributed a copy of the Hamiltonban Township Official Map and Ordinance. Chairman Ryan recommends that the Planning Commission review these documents and have all questions and/or recommendations for the meeting on December 18, 2012 . These recommendations need to be submitted to the Board of Supervisors prior to the public hearing that will be held on January 31, 2013. This will be the first Official Map in Adams County.

**Township Engineer's Report:** None

**Township Planner's Report:** None

**Public Comment:** None

**Workshop for Zoning Ordinance:** Chairman Ryan recommends that the Planning Commission and the Board of Supervisors meet regarding the Zoning Ordinance Revisions. A tentative meeting date will be December 21, 2012 from 1:30 - 3:30 pm at the Township Office. Rusty will send an email to all parties involved.

**Township Meetings:** The following public meeting will be held at the Township Office at 23 Carrolls Tract Rd. at the local prevailing time of 7:00 PM

- Board of Supervisors Workshop - November 29, 2012
- Board of Supervisors Regular - December 4, 2012
- Recreation and Parks Meeting - December 12, 2012
- Planning Commission - December 18, 2012

The meeting was adjourned at 8:04 PM upon motion by Bill Shriner and seconded by Steve Jacobs. The motion carried unanimously.

Respectfully submitted,

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April L. Hewitt, Secretary