

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

August 22, 2017

Chairman Russell Ryan called the meeting to order at 7:01 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. There was a quorum.

Staff/Consultants Present: Fred Heerbrandt of Wm. F. Hill & Associates, Township Engineering Consultant and Rob Thaeler of the Adams County Office of Planning and Development, Township Planning Consultant were present.

Public Present: Ken Scott of Beyond All Boundaries and John Messeder of the *Gettysburg Times* were in attendance.

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

Approval of the Minutes: John Iaea motioned to approve the July 25, 2017 meeting minutes as written. Gene Starbuck seconded. The motion carried unanimously.

Public Comment: None.

Plans:

a. Adams Electric Coop - Fairfield Substation Land Development Plan - Fairfield Station Road: The Land Development Time Waiver Form was granted by the Board of Supervisors extending until August 23, 2018 time for consideration of the plan. No action was needed at this time.

b. Iron Springs Plaza: No action was needed at this time.

c. 208 Whippoorwill Lane - Cooperrider - Subdivision Plan: Dave Peters made a motion recommending the Board of Supervisors approve the plan conditioned on the 8/14/2017 comment letter from Wm. F. Hill & Assoc. Inc. Gene Starbuck seconded the motion which passed unanimously.

d. Iron Springs Brethern in Christ Church: A revised plan was submitted by Beyond All Boundaries on 7/20/2017. Dave Peters made a motion recommending the Board of Supervisors approve the plan conditioned on comments 2, 3, and 4 of the 8/9/2017 letter from Wm. F. Hill & Assoc. Inc. and that there are no adverse comments from ACOPD which has not yet reviewed the revised plan. Gene Starbuck seconded the motion which passed unanimously.

e. 1800 Mt. Hope Road - Stone/Reecher: After much discussion Dave Peters motioned that the Planning Commission make no recommendation to the Zoning Hearing Board regarding the application for a variance. The motion passed unanimously after John Iaea seconded it. Secretary Peters will prepare a letter for Chairman Ryan to submit to the Zoning Hearing Board stating the Planning Commission chose not to make a recommendation.

f. Adams Electric - Sunset Trail and Mt. Hope Road: No action was taken at this time.

New/Old Business:

a. Zoning Revision Draft Discussion: Chairman Ryan reminded the Commission that the next Joint Workshop with the Board of Supervisors is scheduled for September 25. Chairman Ryan also said the August 21 Joint Workshop reviewed the General Requirements and Parking sections of proposed new Zoning Ordinance. There was no further discussion.

b. Resolution 2010-22 - Seven Year Review of the Agricultural Security Area: No action was needed at this time.

Township Engineer's Report: None was given.

Township Planner's Report: None was given.

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 31,, 2017.
- Board of Supervisors - September 5, 2017.
- Parks and Recreation Commission - September 12, 2017.
- Joint PC & Board of Supervisors Workshop - September 25, 2017
- Planning Commission - September26, 2017

Adjournment: At 7:47 PM Steve Jacobs motioned to adjourn the meeting. Gene Starbuck seconded. The meeting was adjourned.

Respectfully submitted,

David Peters
Hamiltonban Township Planning Commission Secretary