

Hamiltonban Township Planning Commission
23 Carrolls Tract Road, Fairfield PA 17320
Regular Monthly Meeting Minutes
April 25, 2023
Hamiltonban Township Planning Commission

Chair Betty Izer called the meeting to order at 7:00 PM.

Public comments will be held two times during the meeting at the beginning and at the end of the meeting. The public was asked to announce their name and address and to limit their comments to five minutes.

Commission Members: Present by roll call were: Chair Betty Izer, Vice-chair Calvin Bream, Secretary LuAnn Dille, Jeff Hardman; Stephan Jacobs via the land line telephone

Supervisors and Staff/Consultants Present: Hamiltonban Township Board Chairman Edward Deardorff was present. Consultants: Rob Thealer of the Adams County Office of Planning and Development, Erik Vranich of Wm F. Hill-Keller Engineering Township Engineer were excused

Public Present: Sean Fitzgerald, Brandon Knoess, and Joe Banivate

Agenda: Chair Izer made a motion to approve the agenda as presented, seconded by Calvin Bream. This motion was unanimously approved.

Minutes: Chair Izer made a motion to approve the March 28, 2023 minutes as presented, seconded by Calvin Bream. This motion was unanimously approved.

Public Comments:

5104 Fairfield Road, Fairfield: Brandon Knoess and Sean Fitzgerald would like to make some changes at the Fairfield Lodge property. The proposal is to change some short term rentals into long term rentals with a electrical meter for each unit. Change the house into 4 rental units. In the future, they would like to construct a storage unit for the renters. This would leave some open spaces for a kids' play area and bench area. Parking spaces would need to be added, possible 12 more spaces. It was suggested that they contact HBT Engineer Erik Vranich and HBT Zoning Officer Wilbur Slothour with their questions. They will also need to consult concerning water and sewer capacity.

They left the meeting at 7:26 PM.

Jesus, Joseph & Mary Monastery Joe Banivate is hoping to construct a stone building this summer on this site. This structure use is changing from a quest house to a chapel. There are other slight changes which need to be formally submitted as field changes. These changes needs to be finalized before any other construction can be started. The field change documents and related evidence needs to be provide so that the impervious area will not be increased on the property and that the runoff from the relocated parking area will still be conveyed to the stormwater management facilities where it was previously designed. Mr. Bonivate will be contacting HBT Engineer Vranich for specific details. Plans need to be submitted before of the May 2, 2023. Joe Barivate left the meeting at 7:36 PM

Plans:

209 Zoo Road-Weishaar Property

Chair Izer announced that the Hamiltonban Township (HBT) Board of Supervisors granted an 60 day extensions for this lot addition.

New/Old Business

HBT Planning Commission reviewed the recreational cabin refined definition. Recreational driveway requirements are the same as tent hosting requirements. The deed must state a recreational cabin not a permanent residence, and a short term rental. Chair Izer made a motion to approve the recent recreational cabin ordinance updates, seconded by Jeff Hardman. This motion was unanimously approved.

Chair Izer make a motion to move recent updated Recreation Cabin, Small Wireless, Shooting Range, RV and Tent Hosting, Cemetery new and updated ordinances to the HBT Board of Supervisor to start the formal adoption process, seconded by Jeff Hardman. This motion was unanimously approved. Rob Thaeler will need to complete the formal codification format for these ordinances and updates.

Supervisor Deardorff thanked the Planning Commission for their service.

Adjournment: At 7:54 PM LuAnn Dille made a motion to adjourn the meeting, seconded by Jeff Hardman. This motion was unanimously approved.

Resceptfully submitted,

LuAnn M. Dille
Secretary