

Hamiltonban Township Planning & Zoning Commission

Regular Monthly Meeting with Board of Supervisors

106 Steelman Road, Fairfield, PA 17320

November 27, 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. Chairman Ryan then introduced Betty Izer, the newest member of the Planning Commission.

Commission Members Present: Russell Ryan, Betty Izer, Stephen Jacobs, John Iaea and David Peters were present. There was a quorum.

Staff/Consultants/Supervisors Present: 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. Supervisors J. Edward Deardorff, Robert L. Gordon, , LuAnn M. Dille, Douglas Woerner, and D. Bradley Martin were present.

Public Present: John Messeder of *The Gettysburg Times*, Harlan Lawson of the Adams County Office of Planning and Development, Robin Fitzpatrick of the Adams Economic Alliance, Josh Gastley, Michael Gastley, Clifford Frost, Craig Rockey, Steve Reid, Nick Kalathas, Michael Pue Jr., Duane Williams, Charles Christianson, and Brother Joshua and Brother John both associated with the Carmel of Jesus, Mary, and Joseph attended.

Agenda Review: The Commission approved the Agenda by consent.

Presentation by the Adams Economic Alliance with the Adams County Office of Planning and Development: Chairman Ryan introduced Robin Fitzpatrick and Harlan Lawson who are making a presentation in all the Adams County municipalities. Robin said the last time Adams County did an economic study was about thirty years ago. Recently the Adams County Office of Planning and Development hired a consultant to do an economic study and she and Harlan were here to present the study results pertaining to Hamiltonban Township. The audience was provided with handouts which Harlan would later discuss. In addition Robin said she and Harlan met with representatives of five different industry clusters (manufacturing, agriculture, health care, tourism and hospitality, and small business) basically asking the representatives what Adams County could do to make the business climate better. Ultimately all five clusters said their biggest problem was with workforce; that is finding people to work for them. Adams County has the lowest unemployment rate in the Commonwealth. Robin said in the past her office has been reactive but they are now being proactive and will be asking the Board of Commissioners to answer five questions. Robin then turned the floor over to Harlan. Harlan then began discussing copies of 14 different slides included in the handouts. The slides included population average household income, long term population change, where township residents are living, where they are working, employment by industry types, and county maps showing agricultural preservation priority areas, county maps showing property tax revenues, etc. The second-last slide came from adamsalliance.org which can help both municipalities and

industries obtain data on Adams County. The last slide discussed was the following set of five questions for the township:

1. What types of development, if any, are you looking for?
 2. What types of industry, if any, do you want to support?
 3. Does your current zoning support this vision?
 4. Are there certain sites you would like to develop or blighted areas that need re-development?
 5. Are you willing to consider incentives such as tax incentives like Local Economic Revitalization Tax Assistance or Tax Increment Financing, or other re-development programs?
- Both Chairman Ryan and Chairman Deardorff said they would to discuss the questions and provide answers in 30 days or so.

Chairman Ryan then asked if the public had any questions for Robin and Harlan. Clifford Frost commented that the presentation was well done. He added that the county map showing infrastructure did not include communications infrastructure. Harlan and Robin replied that they are currently gathering data on communications infrastructure. Mr. Frost then suggested some other types of data to collect. Chairman Ryan and Chairman Deardorff then thanked Robin and Harlan for the presentation.

Approval of October 23, 2018 Minutes: John Iaea motioned to approve the October 23, 2018 Planning Commission meeting minutes as written. Steve Jacobs seconded. The motion was passed.

Public Comment (Agenda Items Only): Chairman Ryan opened the floor to public comment on agenda items only and there was none.

Plans:

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

b. Adams Electric - Suncrest Trail and Mt. Hope Road: The municipal engineer said the revised plans were received after the deadline and he has not had time to provide comments on the revised plan. Since the request for an extension expires before the next planning commission meeting, the planning commission has to recommend either approval or denial at the current meeting. Fred recommended the planning commission recommend denial unless another extension request is submitted and said he would contact the engineer the following morning. John Iaea made the motion to recommend denial pending an extension request from the engineer. Dave Peters seconded the motion which then passed,

c. 1661 Cold Springs Road - Nicholas Kalathas: No action needed at this time.

New/Old Business:

a. Draft Zoning Ordinance: Following the meeting on November 27, there was no further discussion.

b. Review 2019 meeting dates: Chairman Ryan made a motion to accept the proposed meeting dates of 7 PM on the fourth Tuesday of each month except December which will be at 7 PM on the third Tuesday. John Iaea seconded and the motion passed.

Township Engineer's Report: The Township Engineer said he had no comment.

Township Planner's Report: Rob said he was working on the proposed zoning ordinance on motions and public comments made at the November 26 meeting.

Public Comment: Steve Reid asked for information about the zoning district proposed for the golf course under the proposed zoning ordinance. Rob explained that both the current and proposed zoning would allow similar development of single family homes around the golf course and both would require conservation by design for any development plans.

Rob was asked to recalculate some figures for that were given for the designated growth area last April before the proposed zoning map was changed on November 26. Rob said he would do so.

Craig Rockey asked Rob what kind of development could occur on the golf course site if the golf course went out of business. Rob replied that it would be single family homes with a minimum of 60% open space.

Charles Christianson pointed out the Fairfield Fire and EMS hall was reserved for a DEP meeting on SGI the same night as the next scheduled Planning Commission meeting. Chairman Ryan said the December 18 meeting for the Planning Commission meeting would be held at the Township Office.

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 Regular Workshop - November 29, 2018.
- Board of Supervisors - December 4, 2018.
- Parks and Recreation Commission - December 11, 2018.
- Planning Commission - December 18, 2018

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

Respectfully submitted,

David Peters
Hamiltonban Township Planning & Zoning Commission Secretary