

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

December 17, 2019

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.

Commission Members Present: Russell Ryan, Betty Izer, and John Iaea. There was a quorum. Stephen Jacobs excused.

Supervisors and Staff/Consultants Present: Supervisor Robert Gordon, Rob Thaeler of the Adams County Office of Planning and Development, Fred Heerbrandt, Township Engineer of Wm. F. Hill & Associates.

Public Present: Steve Reid, Lee Royer of R. Lee Royer Associates, Ted Brillhart with C.S. Davidson, and John Messeder of the *Gettysburg Times*.

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

Approval of the Minutes: John Iaea motioned to approve September 24, 2019 minutes as written. Betty Izer seconded. The motion carried. Betty Izer motioned to approve November 26, 2019 minutes as written. John Iaea seconded. The motion carried.

Public Comment: Supervisor Gordon recognized Russell Ryan who resigned effective December 31st, and who has served as Chairman for ten years. He read letter of thanks provided by the Board of Supervisors and presented with a plaque of appreciation.

Plans:

a. Iron Springs (ISP) Plan: Supervisor Gordon said Mr. Sites is applying to get extension for PennDOT HOP. There is interest in the property.

b. 1661 Cold Springs Road - Nicholas Kalathas: Fred Heerbrandt said developer must submit extension, or the Board at January meeting should deny.

c. 1221 & 1219 Old Waynesboro Road – Sharon Kerr. Lee Royer stated the shed noted in Township Engineer Fred Heerbrandt's review letter is gone. He said he knows that the lots would not be one acre, nor is there 150 feet of frontage. He is working with the SEO regarding perc and septic systems. Rob Thaeler said changing two units for future sale would be cleaner. Rob also stated this is pre-existing and would have to go before Zoning Hearing Board as a hardship. Fred suggested Lee contact Zoning Officer Slothour for checking criteria before submitting application to confirm which variances are necessary.

d. 285 Cold Springs Road – Daniel & Shirley Scott: Ted Brillhart of C.S. Davidson brought revised plans for 285 Cold Springs Road-Daniel & Shirley Scott. Ted said the plans reflect the comments of Township Engineer Fred Heerbrandt, Adams County Office of Planning and Development, and Highland Township. Rob Thaeler shared concern for shared driveway agreement, and combination deed. Ted said driveway agreement is in place and Attorney Campbell is working on combined deed. Betty Izer motioned to recommend conditional approval for 285 Cold Springs Road – Daniel and Shirley Scott Subdivision plans with conditions that all items in Adams County

Office of Development & Planning letter of 12/3/2019 and Wm. F. Hill letter of 11/6/2019 are met. John Iaea seconded. The motion carried. Ted left the meeting at 7:30 pm.

New/Old Business:

a. SALDO: Township Planner Rob stated the Board of Supervisors asked him to development language to be included in the SALDO Ordinance when combining two lots, and also regarding shared driveway regarding the width. He provided sample language for the Planning Commission to review. John Iaea motioned to recommend to approve the amendments to shared driveways as presented and move to the Board of Supervisors. Betty Izer seconded. The motion carried.

b. 2020 Meeting Dates. Chairman Ryan motioned to approve tentative meeting dates for 2020 as follows: January 28, February 25, March 24, April 28, May 26, June 23, July 28, August 25, September 22, October 27, and one week earlier due to holidays, November 17 and December 15. John Iaea seconded. The motion carried.

Township Engineer's Report: No additional comments.

Township Planner's Report: No additional comments.

Unrestricted Public Comment: None.

Township Meeting Dates: All public meetings are held at the local prevailing time of 7:00 PM unless otherwise noted 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 Supervisor Special meeting – December 19, 2019 at 6:30 PM.
- Board of Supervisors Monthly Workshop – December 19, 2019
- Board of Supervisors Meeting – January 6, 2020
- Elected Auditors Meeting – January 7, 2020.
- Parks and Recreation Commission – January 14, 2020.
- Planning Commission – January 28, 2020.

Adjournment: At 7:37 PM Chairman Ryan motioned to adjourn the meeting. John Iaea seconded. The meeting was adjourned.

Respectfully submitted,

Nina Garretson
Hamiltonban Township Secretary