

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

December 15, 2015

At 7:00 PM Chairman Russell Ryan called the meeting to order.

Commission Members Present: Russell Ryan, Steve Jacobs, and John Iaea. David Peters and Bill Shriner were excused. There was a quorum.

Staff/Consultants Present: Rob Thaeler of the Adams County Office of Planning and Development, Township Planning Consultant. Jason Reichard of C.S. Davidson, Inc., Township Engineer, was excused.

Board of Supervisors Present: LuAnn Dille and J. Edward Deardorff.

Public Present: Ken Scott of Beyond All Boundaries, Sandi Leonard Palvindale, and John Messeder of the *Gettysburg Times*.

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

Approval of the Minutes: Since not all Commission members present at this meeting were present at the October and November meetings, the October and November meeting minutes will be approved at the January meeting.

Public Comment: Mr. Deardorff presented to the Commission a minor subdivision plan for Carroll Valley Farms located on Carrolls Tract Road. This plan will be reviewed at the January meeting.

Plans:

a. **Eugene Robert Kiehl Revocable Trust, Jacks Mountain Road, Minor Subdivision Plan:** Mr. Scott advised that a revised plan was submitted to the County for an additional review. Mr. Thaeler stated the October 5, 2015 comment letter from the County erroneously stated that a Conservation Design Overlay would be needed for this plan however this is not the case. The County is not going to send out an additional comment letter and find the plan acceptable. Mr. Scott stated that he discussed with Jason Reichard, Township Engineer, the comments listed on his comment letter of October 12, 2015 and made the necessary adjustments to the plan. The only outstanding comment remaining is comment number 5 which requires the Owner's notarized signature on the plan. Chairman Ryan motioned to conditionally approve the Eugene Kiehl Revocable Trust Subdivision Plan based on the outstanding condition listed above is met and under the assumption that comments 1-4 and 6-7 have been addressed per Mr. Scott's conversation with Township Engineer Reichard. Mr. Jacobs seconded. The motion carried unanimously. Chairman Ryan signed the Sewage Facilities Planning Module (the Module was mailed to DEP 12/16/2015).

b. **Carmel of Jesus, 465 Water Street:** Ms. Palvindale updated the Commission on the status of the monastery. The wells will be drilled this week and once funding is available, construction will begin on the buildings. All outstanding conditions have been met. The Board of Supervisors conditional approved the plan at their July 7, 2015 meeting. Chairman Ryan signed the mylars,

and Ms. Palvindale took them to bring to Township Engineer Reichard and Liberty Township for their signatures.

c. **Iron Springs Plaza (ISP) Preliminary Plan:** There has been no new development with this plan, there was no discussion.

New/Old Business:

a. **Review 2016 meeting dates:** The Commission reviewed the proposed 2016 meeting dates. Chairman Ryan motioned to move the April, November and December 2016 meeting dates up a week due to Election Day, Thanksgiving and Christmas, respectively. Mr. Iaea seconded. The motion carried unanimously.

b. Although, Mr. Shriner was unable to attend the meeting, Chairman Ryan stated that a Certificate of Appreciation will be presented to Mr. Shriner as he is resigning from the Commission.

c. **Zoning Revision Discussion:** The Commission reviewed Articles XI through XV of the proposed revised Zoning Ordinance. These articles are Multi-use Corridor District, Commercial District, Industrial District, Floodplain Overlay District, and Airport Overlay District. Articles XVI through XIX will be discussed at the next meeting.

Township Planner's Report: Mr. Thaeler noted that the Adams County Office Planning and Development is moving to the Ag Center building at 670 Old Harrisburg Road.

Township Engineer's Report: None.

Township Meeting Dates: The following public meetings will be held at the Township Office at 23 Carrolls Tract Rd. at the local prevailing time of 7:00 PM.

- A. Board of Supervisors Workshop - December 17, 2015.
- B. Board of Supervisors - January 4, 2016.
- C. Elected Auditors - January 5, 2016
- D. Recreation and Parks - January 13, 2016.
- E. Planning Commission - January 26, 2016.

Adjournment: At 8:12 PM Mr. Iaea motioned to adjourn the meeting. Mr. Jacobs seconded. The motion carried unanimously.

Respectfully submitted,

Deborah K. Feiler
Township Secretary