

## **Hamiltonban Township Planning & Zoning Commission**

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

February 23, 2016

At 7:00 PM Chairman Russell Ryan called the meeting to order. He announced that the meeting is being recorded for the sole purpose as a review aid in compiling the written minutes.

**Commission Members Present:** Chairman Russell Ryan, Steve Jacobs, John Iaea, and David Peters were present. Since all Commissioners were present there was a quorum.

**Staff/Consultants 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.

**Board of Supervisors Present:** Supervisor LuAnn M. Dille was in attendance.

**Public Present:** John Messeder representing the Gettysburg Times attended.

**Approval of the Agenda:** The Commission unanimously approved the Agenda.

**Approval of the Minutes:** Steve Jacobs motioned to approve the January 26, 2016 meeting minutes. John Iaea seconded. The motion carried unanimously.

**Public Comment:** None.

### **Plans:**

a. **Carroll Valley Farm Minor Subdivision:** Chairman Ryan made a motion to recommend to the Board of Supervisors conditional approval of the subdivision application subject to the applicant meeting the two comments of the February 15, 2016 letter from Wm. F. Hill & Associates regarding corner markers and sewage planning. Dave Peters seconded the motion which passed unanimously.

b. **Iron Springs Plaza:** Since no action was needed at this time there was no discussion.

### **New/Old Business:**

a. **Zoning Revision Discussion:** Article XVII, General Use Requirements through Article XIX, Sign Regulations, of the proposed new zoning ordinance were fully reviewed by the Commission and the Supervisor present. Article XX, Non-Conforming Uses, was partially reviewed. A number of typographic errors and missing cross-references were noted and corrected.

Considerable discussion was held on several sections of the four Articles as well as some definitions. After the intent of the sections and definitions were fully understood, minor revisions were made in only a few cases.

Chairman Ryan set a goal for the Planning Commission to review Articles XX through XXII during its March meeting which will complete the review of the proposed new zoning ordinance. Rob recommended that after the Planning Commission completes its review of the proposed new zoning ordinance it should schedule a work session with the Board of Supervisors for a joint review. Rob added that at that time he would have the accompanying zoning map completed.

**Township Planner's Report:** None was given.

**Township Engineer'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.

- A. Board of Supervisors Workshop - February 25, 2016.
- B. Board of Supervisors - March 1, 2016.
- C. Recreation and Parks - March 9, 2016.
- D. Planning Commission - March 22, 2016.

**Adjournment:** At 8:16 PM Steve Jacobs motioned to adjourn the meeting. Dave Peters seconded. The motion carried unanimously.

Respectfully submitted,

David Peters  
Township Planning & Zoning Commission Secretary