

Hamiltonban Township Planning Commission  
23 Carrolls Tract Road  
Re-organization and Regular Monthly Meeting Minutes  
January 23, 2024

At 6:57 PM Vice-Chair Calvin Bream called the Re-organization meeting to order.

Supervisors and Staff/Consultants Present: Hamiltonban Township Supervisor Board Chairman Edward Deardorff, Rob Thealer of the Adams County Office of Planning and Development, Township Engineer Ted Brillhart from Wm F. Hill & Associates-Keller Engineering, Inc.

Commission Members Present: Vice-chair Calvin Bream, Secretary LuAnn Dille, and Jeff Hardman Betty Izer joined by land line. Stephen Jacobs passed earlier this month.

Public present: Derek Flenner, For Fine Line, LLC. Jack Powell and Terry Stem

LuAnn Dille made a motion to appoint Betty Izer as Planning Commission Chairman, seconded by Calvin Bream. This motion was unanimously approved.

LuAnn Dille made a motion to appoint Calvin Bream as Planning Commission Vice-Chairman, seconded by Jeff Hardman. This motion was unanimously approved.

Calvin Bream made a motion to appoint LuAnn M. Dille as the Planning Commission Secretary, seconded by Jeff Hardman. This motion was unanimously approved.

The Re-organization meeting was adjourned at 6:59 PM.

At 7:00 PM the regular meeting started.

Agenda was approved by general agreement.

Public Comments: No public comments at this time.

**Plans:**

**Fine Line, LLC. 2498 Iron Springs Road, Fairfield, PA 17320**

Jack Powell stated that Fine Line, LLC. would like to remove an old house on the property. By removing the house, this would allow space for construction of an addition to an existing building. There will also be more room for better access for large truck traffic to enter the property. Jeff Hardman make a motion stating that Hamiltonban Township Planning Commission members are in favor of the proposed demolition of the old house, and adding on to the existing structure for storage, seconded by LuAnn Dille. This motion was unanimously approved. Supervisor Deardorff stated that this would be a good time to have CSX Railroad to improve the railroad crossing on Iron Springs Road. He also stated that large trucks are travelling around the Fountaindale Fire House for better turning radius onto Iron Springs Road. Supervisor Deardorff suggestion applying for funding for these road improvements through Adams County Transportation Planning Organization (ACTPO). which is a part of Adams County Planning and Development. At 7:13 PM Jack Powell and Terry Stem left the meeting.

**327 Water Street (465 Water Street) - Carmel of Jesus, Mary & Joseph**

No action taken.

**200 Deist Lane - Todd and Lauri Weikert**

No action taken.

Supervisor Deardorff states that the Hamiltonban Township (HBT) Board of Supervisors would like the Small Group to explore creating ordinances for removal of abandoned structures and removal of trees from abandoned orchards. Abandoned orchard can cause disease issues for producing orchards.

**Solar Farms**

Jeff Hardman made a motion to recommend that the HBT Board of Supervisors vote against changing zoning ordinances to accommodate solar in the Commercial Zoning District, seconded by Calvin Bream. This motion was unanimously approved.

**New HBT Planning Commission Member**

Derek Flenner attended the Planning Commission meeting and would like to be a member of the HBT Planning Commission. HBT Planning Commission would like to recommend that the HBT Board of Supervisors appoint Derek Flenner to complete Stephen Jacobs remaining term of office.

Calvin Bream suggested that when a Small Group member would not attend the meeting an alternate could attend.

At 7:50 PM LuAnn Dille made a motion to adjourn the meeting, seconded by Jeff Hardman. This motion was unanimously approved.

Respectfully submitted,

*LuAnn M. Dille*

LuAnn M. Dille  
Secretary