

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

August 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, Eugene Starbuck, Steve Jacobs, John Iaea, and David Peters were present. There was a quorum.

Staff/Consultants Present: Rob Thaeler of the Adams County Office of Planning and Development, Township Planning Consultant, was present. Fred Heerbrandt of Wm. F. Hill & Associates, Township Engineering Consultant, was excused.

Board of Supervisors Present: No Supervisors were present.

Public Present: John Messeder representing the Gettysburg Times was present.

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

Approval of the Minutes: Gene Starbuck motioned to approve the July 26, 2016 meeting minutes as presented. Dave Peters seconded. The motion was passed.

Public Comment: There was no public comment.

Plans:

a. Adams Electric Coop - Fairfield Substation Land Development Plan - Fairfield Station Road: On August 23, the applicant submitted a request to waive the required 90 day review period and extend the review period until August 23, 2017. John Iaea made a motion to recommend the Board of Supervisors grant the time waiver request for Adams Electric Cooperative until August 23, 2017. Gene Starbuck 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: There was no discussion since a joint workshop was held with the Board of Supervisors the previous night on August 22.

a. Zoning Hearing Board Application for 1395 T Green Ridge Road: An application to appear before the Zoning Hearing Board for a zoning variance to subdivide into two lots the lot at the subject address was received by the township on August 15, 2016. The Planning Commission was advised that it needed to make a recommendation to the Zoning Hearing Board

regarding the matter. After discussion, the commission agreed that the memorandum should state that the Planning Commission views the proposed subdivision as consistent with the nature of the neighborhood and recommend conditions be applied regarding ordinances pertaining to private roads and shared driveways should the variance be granted. Chairman Ryan requested Secretary Peters draft a memo and email it to the Planning Commission for its review so the memorandum could be sent to the Zoning Hearing Board before the next Planning Commission meeting (September 27, 2016).

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 - August 25, 2016.
- B. Board of Supervisors - September 6, 2016.
- C. Recreation and Parks - September 14, 2016.
- D. Joint Zoning Ordinance Workshop with PC & BOS - September 26, 2016.
- E. Planning Commission - September 27, 2016.

First Adjournment: At 7:29 PM Steve Jacobs motioned to adjourn the meeting. Dave Peters seconded. The meeting was adjourned.

Reconvene: After adjournment there was a comment that it would be better if a motion had been made regarding the memorandum to the Zoning Hearing Board. So at 7:33 Chairman Ryan reconvened the Planning Commission with all Commission members, Rob Thaeler and John Messeder remaining present. The exact language for the memorandum was discussed after which Chairman Ryan motioned that the memorandum as discussed be drafted by Secretary Peters and sent to the Zoning Hearing Board. Steve Jacobs seconded the motion which passed unanimously.

Second Adjournment: At 7:38 PM Steve Jacobs motioned to adjourn the meeting. Gene Starbuck seconded. The meeting was adjourned.

Respectfully submitted,

David Peters
Hamiltonban Township Planning & Zoning Commission Secretary