

Joint Hamiltonban Township Board of Supervisors  
and Planning Commission Workshop  
Richard Schmoyer from Adams County Planning and Development  
23 Carrolls Tract Road, Fairfield, PA 17320  
February 8, 2006

**Supervisor Present:** Chairman James E. Benner, Vice-chairman William E. Eckert, Road Master Jay Edward Deardorff, and Supervisor Robert L. Gordon  
Supervisor Coleen N. Reamer had a family medical emergency.

**Planning Commission Present:** Chairman Curt Musselman, Vice-chairman Stephen Jacobs, and William Shriner Secretary Pamela Wiehagen had a work commitment.  
Jason Watson was absent.

**Others:** Adams County Planning and Development Director Richard H. Schmoyer, Zoning Officer Milton Nicks, and Secretary/Treasurer LuAnn M. Dille

**Public:** Josh George from Morris & Ritchie, Barbara Nicks, Fred Partsch, Doreen Premo, Barbara Prophet, Larry Schneider, Wayne Weaver, and Glenda Woerner

Planning Commission Chairman Musselman called the meeting to order at 7:04 PM, welcomed those in attendance and introduced Adams County Planning and Development Director Richard H. Schmoyer.

Planning Commission Chairman Musselman stated that in 2005 there were a few changes made to the Hamiltonban Township's Zoning Ordinances and Zoning Map. Later in the year Cornerstone requested that the Township approve a land conservation overlay amendment. In December 2005 Hamiltonban Township's engineer Tim Cormany gave a very detailed presentation on conservation by design. The Township has requested that the Natural Land Trust perform an audit of the Township's Comprehensive Plan, Zoning Ordinances, Subdivision and Land Development Ordinances. Hamiltonban Township has also agreed to joint the Regional Southwest Comprehensive Plan. This plan will be developing in the next year or two. The municipalities in the Southwest Comprehensive Plan are Hamiltonban, Liberty, Highland and Freedom Townships, Fairfield, and Carroll Valley Boroughs.

Director Schmoyer gave examples of other Adams County municipalities developing joint comprehensive plans and zoning. Adams County Planning and Development (ACP&D) has some funding available for municipal planning from the State and Federal Governments. The ACP&D will assist in the process to obtain those funds. Adams County Commissioners are in the process of updating the county's comprehensive plan. Their first concern is the transportation section.

Director Schmoyer stated that homeowners' needs and wants are changing. Families only make up 30 % of the housing market. Developers need to create a variety of styles and designs to meet the current and future needs of homeowners. Homeowners want communities with churches and daycares in the immediate area. He distributed a two page hand-out on "Rural By Design" illustrating a couple of conservation by design plans and the "Alba" design. Most current zoning is for the conventional design but the "Alba" has greenbelt open spaces by design. There must be legal agreements regulating the open spaces. Deed restrictions may also be needed to ensure that the open areas are never built upon. He also passed around a book published in April 2005 "Better Models for Development in Pennsylvania" by authors Edward T. McMahon, Shelly S. Mastram, and the Conservation Fund Pennsylvania DCNR. The book can be purchased online at [www.dcnr.state.pa.us](http://www.dcnr.state.pa.us).

When developers presented a new subdivision plan the current citizen's first concerns are how will the increases in traffic effect their travel and water availability. Impact fee can be used to make off site improvements. Traffic studies are required in the current Hamiltonban Township's Subdivision and Land Development Ordinances. Director Schmoyer stated that it is best to work with quality developers to create a community to benefit the old and new citizens. Everyone needs to consider the wants of the buyer. Ordinances will need to change with the demands of the buyer needs. Clustering of homes would be the "by right design" and the conventional developments by exception.

In closing conservation by design plans are acceptable methods to preserve open areas, for improving stormwater management, for ground water infiltration, to create recreation areas, for efficient emergency services response time, and to reduce pervious surfaces.

Conservation by design should connect open areas but also connect pedestrian pathways and vehicle patterns.

The meeting was adjourned at 9:16 PM.

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LuAnn M. Dille  
Secretary/Treasurer

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James E. Benner  
Chairman