

Hamiltonban Township Board of Supervisors and
Planning Commission
Joint Meeting
23 Carrolls Tract Road, Fairfield, Pa 17320
Growing Greener: Conservation By Design Meeting Minutes
July 27, 2006

Supervisors Present: Chairman James E. Benner, Road Master Jay Edward Deardorff, Police Coordinator Coleen N. Reamer, and Supervisor Robert L. Gordon

Planning Commission Present: Chairman Curtis Musselman, Vice-chairman Stephen Jacobs, Guy Donaldson, and William Shriner

Others Present: Timothy Cormany from Martin and Martin, Inc., Zoning Officer Milton Nicks, Secretary/Treasurer LuAnn Dille

Public Attendees: Barbara Nicks, and David Prophet

Supervisor Chairman Benner called the meeting to order at 7:12 PM.

Previous Meeting

Board Chairman Benner has a question on Article VIII, Section 801, C, 3, b Location of House Sites, page 5. This states house sites should generally be located not closer than 100 feet from Primary Conservation Areas and 20 feet from Secondary Area. It was generally agreed that this distance is acceptable. Primary Conservation Areas would include wetlands, and flood plains. Secondary Areas would include farmland, woodland, a group of trees, historical sites, common areas and public trails. The zoning set-back would also apply to the building site.

There was a discussion about limiting dwelling being built on 25 % slope. Mr. Cormany has a topographical map, which showed most of the Township with more than 25 % slope. Carroll's Delight is a beautiful valley but the rest of the Township is hilly. Slopes are a major nature feature in the Township and this issue will need to be carefully considered when the final ordinances are adopted. Carroll's Delight extends from Emmitsburg, Maryland to Cashtown, Pennsylvania.

New Business

Mr. Cormany distributed hand outs on the comprehensive plan revisions for Growing Greener: Conservation By Design (GG: CBD). There could be a new chapter for open space planning. This chapter would include historical sites, natural areas, and natural areas that could be protective area for habitat within the Township. These open space areas need to be identified. Ownership of the open areas needs to be clarified. Will the open spaces be privately owned, homeowner association, developer, a conservation organization or municipality? It should be clearly documented how these lands can function and be contiguous thorough the Township. Who will be liable if open space is available for public uses? Natural Lands Trust would like to encourage 20 % of the open spaces for use by the residents of the development. Private owners can not

install fences or limit use of open space. Land Conservatives can hold easement on open spaces.

Supervisor Reamer will compile the historical data for the Township. Some of the historical sites in the Township are the Jack's Mountain Covered Bridge; Mount Hope Road has the viaducts from the Tapeworm Railroad, Civil War battle sites and building used as hospitals. The America Indian raided on Virginia Mills.

Other natural environmental resource to protect with open space is water ways. Middle Creek, Tom's Creek and Antietam Creek are high quality streams and cold water fishery. Carbaugh Run is exceptional value quality stream. There are flood plains and wetlands in the valley.

In Hamiltonban Township the major natural resource appears to be woodland. The woodland should be connected to include the Michaux State Forest. Adams County has a listing of animal species of concern on Jacks' Mountain, and Kepners Knobs. Carbaugh Run has a plant listed as a species of concern.

There are 5,000 acres of protected farms in the Township thorough the Adams County agriculture security area (ASA). A total of 613 acres, five properties, have successfully partnered with Adams County's agriculture land preservation program. Adams County Conservancy has preserved another 115 acre farm. Planning Commission Chairman Musselman will contact Sidney Kuhn of Adams County Land Conservancy.

The Township may want to consider where to plan for a recreational park, walking and bicycle trails in the future.

Supervisor Reamer is gathering information on ground water availability, and well head projection.

Mr. Cormany was instructed to eliminate option four village concepts with open space.

When the zoning map is updated the Township Supervisor would like to increase the commercial district.

The Zoning Ordinances, Subdivision and Land Development Ordinances and the Comprehensive Plan should compliment each other and fit together as a large cohesive plan.

Next Meeting

The next Growing Greener: Conservation By Design meeting will be August 29, 2006 starting at 7:00 PM at 23 Carrolls Tract Road, Fairfield, PA 17320.

The Township maybe ready for an open house explaining Growing Greener: Conservation By Design in September 2006.

Adjournment

The meeting was adjourned at 8:45 PM

LuAnn M. Dille
Secretary/Treasurer

James E. Benner
Chairman