

Hamiltonban Township Planning Commission
23 Carrolls Tract Road, Fairfield PA 17320
Regular Monthly Meeting Minutes
Platform Startingmeeting.com
June 28, 2022

Chair Betty Izer called the meeting to order at 7:00 PM. She announced that the meeting is being recorded for the sole purpose as a review aid in compiling the written minutes per Resolution 2018-08.

Public comments will be held two times during the meeting at the beginning and at the end of the meeting. The public was asked to announce their name and address and to limit their comments to five minutes.

Commission Members Present:

Because of Covid 19, Commission members and public are able to use Platform Startmeeting.com. Members using Startmeeting.com: None, By roll call, members present were: Chair Betty Izer, Calvin Bream, Secretary LuAnn Dille, and Jeff Hardman; Stephen Jacobs was absent.

Supervisors and Staff/Consultants Present: Using Startmeeting.com: Nina Garretson Hamiltonban Township Secretary/Treasurer; Members present: Hamiltonban Township Board Chairman Edward Deardorff and Supervisor Robert Gordon, Rob Thealer of the Adams County Office of Planning and Development, and John Golanski Wm F. Hill and Keller Engineering

Public Present: Patrick Naugle Vice-president of the Water Shed Alliance, 650 Red Patch Avenue, Gettysburg, PA.; using Startmeeting was Erik Kauffman of Dennis Kauffman Surveying for the Kump Subdivision

Agenda Review: Chair Izer made a motion to approve the agenda as present, seconded by Calvin Bream. This motion was unanimously approved.

Approval of the Minutes: Chair Izer made a motion to approve the May 24, 2022 meeting minutes with correcting the date to May 24, 2022 instead of May 25, 2022 seconded by Calvin Bream. This motion was unanimously approved.

Chair Betty Izer welcomed Jeff Hardman to the Planning Commission. He is completing Sherry Roger-Frost term of office.

Hamiltonban Township Secretary Garretson stated this will be the last Startmeeting.com. Now everyone must attend the meetings in person.

Public Comment:

Patrick Naugle commented on the 335 Swamp Creek Lane Sewer Module Plan. He stated that the Water Shed Alliance is opposing the 335 Swamp Creek Lane Sewer Module Plan. On February 8, 2022 Department of Environmental Protection (DEP) denied the 335 Swamp Creek Lane Sewer Module Plan. Petrus appealed the decision. There will be an Environmental Hearing concerning this sewer module plan. Another plan has been submitted and Mr. Naugle would like to comment on the new plan. Secretary Garretson stated there is a published public comment period through June 30, 2022. Secretary Garretson stated the new sewer module plan submission is a booklet and HBT does not have an electronic copy. Mr. Naugle will need to complete a Right-to-know to review the plan. DEP has a 30 day review period.

Plans:

1765 Mount hope Road Micheal and Shirley Sites Subdivision Plan

Updated plans were submitted June 26, 2022. Rob Sharrah, Site's engineer, will be attending the next Planning Commission Meeting. John Golanski stated the updated plan addresses most of their comments in their previous reviews. Rob Thaeler stated the flag lots and steep slopes are still concerns with this plan. The driveway design, location and installation of the driveway still needs to be addressed. This plan was table to the next Planning Commission Meeting on July 26, 2022.

Whippoorwill Lane(Deer Tract Lane) Douglas and David Kump

Erik Kauffman stated most of the comments from Wm. F. Hill and Keller Engineering have been addressed. Most of Adams County Planning and Development (ACP&D) review comments have also been addressed. There are some steep slopes in this subdivision. One concerning issue is the deeded right-of-way on Buck Lane. Three lots are being combined to one parcel of just over 10 acres for Clean and Green. Also the net acres and the gross acres need to be clarified for Clean and Green with the existing right-of-way. The cul-de-sac called Buck lane should now terminate at Frank Murphy parcel. LuAnn Dille made a motion to recommend that the HBT Board of Supervisor request that Solicitor Battersby review the existing deeded right-of-way cul-de-sac ending at Lot 4 compared to the new subdivision plan which will now terminate at the new lot. This motion was seconded by Chair Izer. The motion was unanimously approved. This subdivision plan was tabled to the next Planning Commission Meeting on July 26, 2022 meeting. Erik Kauffman left the Startmeeting at 7:24PM.

335 Swamp Creek Lane

HBT Zoning Officer Wilbur Slothour just received the plan and he has 30 days to complete the review. Rob Thaeler stated ACP&D has 60 days to complete the review but he will have the review ready for the July 26, 2022. This is an on-lot septic system. It is larger than most of DEP standards. It is a small flow treatment facility with discharge probably to a sand mount. Supervisor Gordon stated the appeal is still pending with DEP so how does this new submission approval moves forward. John Golanski will research this concern. This plan was table until the next Planning Commission Meeting on July 26, 2022 meeting.

New/Old Business

Rob Thaeler is still working on the formal amendment package on shooting ranges, RV and Tent Hosting and small wireless regulations to comply with PA Act 50. The draft is all but finished. The Small Group is discussing private lanes, forestry/logging in regards to access onto HBT Roads, driveway permit and driveway ordinances. Currently HBT does not require a logging permit but other municipality do have logging permit and requirements. Logging is a by right use in all PA. zoning districts. It was stated that it was a good decision to create the small group to discuss concerns. Most the small group meeting are two hours in length.

Public Comments

Patrick Naugle stated Swamp Creek is an exception value stream and must be protected. The February 8, 2022 correspondence B3-01918-215-2 stated is regulation directive, re-submission instructions and how to proceed with this plan.

Next Meeting

The next Planning Commission Meeting will be July 26, 2022 starting at 7:00PM at the Hamiltonban Township Municipal Building at 23 Carroll Tract Road, Fairfield, PA 17320

Adjournment

The meeting was adjourned at 7:38PM.

Respectfully submitted,

LuAnn M. Dille
Hamiltonban Township Planning Commission Secretary