

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

September 26, 2017

Chairman Russell Ryan called the meeting to order at 7:00 PM. He announced that the meeting is being recorded for the sole purpose as a review aid in compiling the written minutes.

Commission Members Present: Russell Ryan, Stephen Jacobs, John Iaea and Eugene Starbuck David Peters was excused. There was a quorum.

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

Public Present: Lee Royer of R. Lee Royer & Associates, John Messeder of the *Gettysburg Times*, and Sherry Frost were in attendance.

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

Approval of the Minutes: Steve Jacobs motioned to approve the August 22, 2017 meeting minutes as written. John Iaea seconded. The motion carried unanimously.

Public Comment: None.

Plans:

a. Adams Electric Coop - Fairfield Substation Land Development Plan - Fairfield Station Road: Extension granted until August 23, 2018. No action was needed at this time.

b. Iron Springs Plaza: No action was needed at this time.

c. Adams Electric - Sunset Trail and Mt. Hope Road: After discussion, Chairman Ryan made motion for recommendation to Board of Supervisors to request additional information as required by Zoning Ordinance Section 1500 and 1501b. Second by John Iaea. The motion carried.

d. 1881 Cold Springs Road - Keefer Subdivision Plan: R. Lee Royer presented revised plans to the Planning Commission based on recommendations by Wm. F. Hill & Assoc. and Adams County Office of Planning and Development. Motion made by Gene Starbuck to approve the revised plans presented pending draft deeds by attorneys; and conditional approval by recommendations by Wm. F. Hill & Assoc. letter of 9/25/17 and Adams County Office of Planning and Development review letter of 9/25/17; and to advise Board of Supervisors do same. Seconded by Steve Jacobs. The motion carried.

New/Old Business:

a. Zoning Revision Draft Discussion: Chairman Ryan reminded the Commission that the next Joint Workshop with the Board of Supervisors is scheduled for October 30; and that Rob Thaeler will have a draft with revisions as has been discussed. There was no further discussion.

b. Resolution 2010-22 - Seven Year Review of the Agricultural Security Area: No action at this time.

Township Engineer's Report: None was given.

Township Planner's Report: None was given.

Public Comment: Sherry Frost stated she is disappointed with the lack of public involvement with the proposed draft of the Zoning Ordinance.

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.

- Board of Supervisors Workshop - September 28, 2017.
- Board of Supervisors - October 3, 2017.
- Parks and Recreation Commission - October 10, 2017.
- Planning Commission - October 24, 2017.
- Joint Board of Supervisors & Planning Commission Workshop -October 30, 2017.

Adjournment: At 7:49 PM Steve Jacobs motioned to adjourn the meeting. Gene Starbuck seconded. The meeting was adjourned.

Respectfully submitted,

Nina Garretson
Hamiltonban Township Secretary