

Hamiltonban Township Planning Commission  
23 Carrolls Tract Road, Fairfield PA 17320  
Regular Monthly Meeting Minutes  
Platform Startingmeeting.com  
December 28, 2021

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.

The formal meeting started at 7:02 PM.

**Commission Members Present:**

Because of Covid 19, Commission members and public are able to use Platform Startmeeting.com. Members using Startmeeting.com: Sherry Roger-Frost. By roll call, members present were: Chair Betty Izer, Calvin Bream, LuAnn Dille; Stephen Jacobs was excused.

**Supervisors and Staff/Consultants Present:** Using Startmeeting.com: Nina Garretson Hamiltonban Township Secretary/Treasurer, Supervisor Robert Gordon. Members present: Rob Thealer of the Adams County Office of Planning and Development, John Golanski, Township Engineer of Wm. F. Hill & Associates; Solicitor Mathew Battersby

**Public Present:** Using Startmeeting.com: Clifford Frost 301 Mount Hope Road, Fairfield, PA., recorded the meeting, D'Appolonia Engineering Robert M. Shusko, P.S., Michael D. Ward, P.E. and Lori Dayton representing SGI, The following were present for SGI's Land Development Plan Kevin Moore, and Craig Wilson.

**Agenda Review:** Chair Betty Izer made a motion to approve the December 28, 2021 agenda, seconded by Calvin Bream. This motion was unanimously approved.

**Approval of the Minutes:** Chair Betty Izer made a motion to approve the November 23, 2021 meeting minutes, seconded by Calvin Bream. This motion was unanimously approved.

**Public Comments:** None at this time.

**1765 Mount Hope Road-Michael and Shirley Sites**

Chair Betty Izer made a motion to recommend that the Hamiltonban Township (HBT) Board of Supervisors grant Michael and Shirley Sites 1765 Mount Hope Road, Fairfield, Subdivision Plan a 90 day extension, seconded by LuAnn Dille. This motion was unanimously approved.

**Northern Tract Quarry Specialty Granules LLC.**

John Golanski, Township Engineer of Wm. F. Hill & Associates, stated that he has reviewed the latest updated plans but a formal review letter will be drafted in a few days Christmas vacations and Covid has caused the delay. The review letter could

have only administrated comments and financial security documentation. Solicitor Battersby stated that the plan major issues have been resolved. Solicitor Battersby stated that the HBT Board of Supervisors will not approve the plan without the financial security documents and funding.

Calvin Bream recommends that the HBT Board of Supervisors conditional approve the Northern Tract Quarry-Specialty Granules LLC. Land Development Plan with the conditions that the administrative comments, the financial security documents and financial commitment be met, seconded by Chair Betty Izer. This motion was unanimously approved.

**Parcel 18A17-0017-000 Iron Springs Road (Furnace Road) Chase, Robertson, Winn-Jones, Frick**

This is a lot addition of property in Franklin Township. HBT does not need to review this plan but Adams County Planning and Development will review. No action was taken.

**New/Old Business**

**Ordinance Committee**

Rob Thaeler is continuing to drafting the three ordinances suggested by the small ordinance committee. Next Ordinance Committee meeting is December 19, 2022, starting at 10:00 AM at the HBT Municipal Building.

**Riparian Buffer Ordinance**

Sherry Roger-Frost requested that review of the HBT riparian buffer ordinance be postponed to the spring. Sherry Roger-Frost believes there is a conflict between HBT Riparian Buffer Ordinances and DEP Ordinances and Regulations. Sherry Roger-Frost stated that the HBT Ordinance requires a 25 feet riparian buffer. DEP was a distance of 150 feet for exception value streams.

**2251 Cold Springs Road, Orrtanna Bollinger/Beiler**

This house was private three bedroom home, now this property owners wants to turn into a vacation rental with five bedroom. It was noticed that there is an issue with the septic system which was built for a three bedroom house not for a five bedroom house. The HBT Sewer Enforcement Officer Gil Picarelli should be consulted on this issue. Chair Betty Izer noted there is an issue with driveway and parking spaces if the house is approved for five bedrooms. Landscaping will need to be improved per the HBT Ordinance Parking Ordinances if the parking area is increased.

LuAnn Dille made a motion that the HBT Board of Supervisors and the HBT Zoning Hearing Board to be aware that the current septic system at 2251 Cold Springs Road, Orrtanna, needs to be reviewed by the HBT Sewer Enforcement Office Gil Picarelli. The current septic system needs to be evaluated for a five bedroom house. If the septic system is approved for five bedroom then the parking area will need to be increased to seven spaces and improve the landscaping per the HBT Parking Ordinances, seconded by Chair Betty Izer. This motion was unanimously approved.

**2022 Meeting Dates**

Chair Betty Izer made a motion to approve the 2022 Meeting Dates as presented, seconded by Calvin Bream. This motion was unanimously approved.

**465 Water Street-Ice House-Carmel of Jesus, Mary, and Joseph**

No new information nor new plans submissions has been received. The plans that were submitted were incomplete.

No additional comments from the Rob Thaeler, John Golanski or the public.

**Next Meeting**

The next Planning Committee be January 25, 2022, starting at 7:00 PM, at the HBT Municipal building.

LuAnn Dille, as secretary, will draft the Annual 2021 Planning Commission Report.

Chair Betty Izer thank Rob Thaeler, John Golanski, Solicitor Battersby and each Planning Commission for their support, time and energy this year. The Planning Commission had a busy year and accomplished a lot.

**Adjournment**

At 7:30 PM Chair Betty Izer made a motion to adjourn the meeting, seconded by Calvin Bream. This motion was unanimously approved.

Respectfully submitted,

LuAnn M. Dille  
Secretary