

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

February 28, 2017

Chairman Russell Ryan called the meeting to order at 7 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, Gene Starbuck and Dave Peters were present. There was a quorum.

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

Public Present: John Messeder of the *Gettysburg Times*, Richard Myers of William Brindle Associates, Terrie Ferguson, Candace Ferguson, and R. Lee Royer.

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

Approval of the Minutes: Rusty Ryan motioned to approve the January 24, 2017 meeting minutes as written. Gene Starbuck seconded. The motion was passed with Dave Peters abstaining since he was absent at the January meeting.

Public Comment: None.

Plans:

a. Adams Electric Coop - Fairfield Substation Land Development Plan - Fairfield Station Road: No action was needed at this time since no additional information has been received from the applicant following the granting of Land Development Waiver until August 23, 2017.

b. Iron Springs Plaza: Since no action was needed at this time there was no discussion.

c. Terrie Ferguson, 1395T Green Ridge Road, Orrtanna, PA: R. Lee Royer presented the Planning Commission with a revised plan and told the Commission that he has addressed all the comments in the letters from ACPD and Wm. F. Hill & Assoc. Mr. Royer also informed the Commission of statement in deeds of properties on T Green Ridge Road pertaining to the maintenance of the road. Since the Township Engineering Consultant has not yet reviewed the revised plan it was the consensus of the Commission to wait until the March meeting to make a recommendation regarding this plan to the Board of Supervisors. Mr. Royer said the Sewage Enforcement Officer has signed the sewage planning module and sent it to the township office. He then requested that the Commission sign it as well so it can be submitted to DEP which will take three months to review. Chairman Ryan said he would contact Nina on March 1 regarding signing the sewage planning module.

d. Specialty Granules LLC Subdivision: Richard Myers discussed the revised plan with the Commission. The Township Engineer and the Township Planner said they had no issues with the revised plan. Steve Jacobs made a motion that the Commission recommend to the Supervisors that they approve the minor subdivision property consolidation plan for Specialty Granules. Gene Starbuck seconded the motion which passed unanimously.

e. 285 Moritz Road, Ellenhausen-Double BB: No action was needed at this time.

New/Old Business:

a. Zoning Revision Discussion: No discussion was held on the proposed new Zoning Ordinance seven sections of which were reviewed with the Board of Supervisors on February 27, 2017.

Township Engineer's Report: No further comments.

Township Planner's Report: None was given.

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 - March 7, 2017.
- Parks and Recreation Commission - March 14, 2017.
- Joint Planning Commission and Board of Supervisors Workshop - March 27, 2017.
- Planning Commission - March 28, 2017.
- Board of Supervisors Workshop - March 30, 2017

Adjournment: At 7:35 PM Steve Jacobs motioned to adjourn the meeting. Dave Peters seconded. The meeting was adjourned.

Respectfully submitted,

David Peters
Hamiltonban Township Planning & Zoning Commission Secretary