

Hamiltonban Township Special Meeting
Board of Supervisors and Planning Commission
23 Carrolls Tract Road, Fairfield, PA 17320
September 25, 2017

At 7:00 PM Chairman Gordon called the meeting to order.

Supervisors Present: Chairman Robert L. Gordon, LuAnn M. Dille, J. Edward Deardorff, and Douglas Woerner were present. Coleen N. Reamer was excused.

Commission Members Present: Eugene Starbuck, Stephen Jacobs, David Peters, and John Iaea were present. Chairman Russel Ryan was excused.

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 were present.

Public Attendees: Sherry Frost attended.

Proposed Zoning Ordinance Review:

The Board of Supervisors, Planning Commission, and Staff/Consultants resumed reviewing the draft of the proposed Zoning Ordinance starting with Article XX, Sign Regulations. The first subject discussed was off-premise directional signs after which no changes were proposed to the Ordinance. Rob pointed out that the current draft Ordinance prohibits in Section 2003 E animated signs (such as the new sign for Fairfield Schools) in all zoning districts. Rob asked if the Supervisors might consider allowing them in some districts. After discussion Rob said he would rewrite the Ordinance to allow animated signs in some districts with some limitations such as size and amount of light emitted. It was pointed out that Article XX did not address historical markers and Rob said he would amend the article to accommodate historical markers.

With no more discussion of signs the workshop moved to Article XXI, Non-conforming Uses. After talking about Section 2105, Abandonment and Discontinuance, no changes were proposed. However, after talking about Section 2101, Extension, Expansion, and Enlargement of Non-conforming Uses, it was decided to amend the Ordinance to limit expansions of non-conforming uses to a one-time increase of 50%.

Articles XXII, XXIII, and XXIV were reviewed with no changes proposed completing all articles of the proposed Zoning Ordinance.

There was then a general discussion of minimum lot sizes in Agricultural Preservation District to ensure the proposed Zoning Ordinance did not complicate the process to avoid roll-back taxes with regard to the Clean and Green program. Rob explained how proposed 1 acre minimum lot sizes for the AP District avoids the complications caused by 2 acre minimum lot sizes in the current Zoning Ordinance.

Lastly Mrs. Frost asked the workshop attendees how the public would be informed of the proposed Zoning Ordinance and Rob explained that first the Planning Commission would hold a public meeting where the proposed new Zoning Ordinance would be presented and the public would be allowed to comment. After that, the Board of Supervisors would then hold a public hearing before voting on the new ordinance.

Chairman Gordon announced that the next Zoning Ordinance workshop would be held at 7 PM on October 30, 2017. Rob said he would try to have a final draft of the proposed ordinance incorporating all changes before the next workshop.

Adjournment. At 8:17 PM Chairman Gordon adjourned the meeting.

Respectfully submitted,

David Peters
Hamiltonban Township Planning & Zoning Commission Secretary