

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Joint Workshop with the Board of Supervisors Meeting,

Reorganization and Regular Monthly Meeting Minutes

January 27, 2015

At 6:02 PM Chairman Russell Ryan called the meeting to order and welcomed the public. He announced that the meeting is being recorded for the sole purpose as a review aid in compiling the written minutes.

Commission Members Present: Chairman Russell Ryan, Vice-chairman Stephen Jacobs, Dave Peters and John Iaea. William Shriner was excused from the meeting. There was a quorum.

Staff/Consultants Present: Rob Thaeler of the Adams County Office of Planning and Development, Township Planning Consultant. Jason Reichard of C.S. Davidson, Inc., Township Engineer was excused from the meeting.

Board of Supervisors Present: Robert L. Gordon, Coleen N. Reamer, LuAnn M. Dille and Doug Woerner.

Public Present: None.

Joint Workshop: A joint workshop was held with the Planning Commission and the Board of Supervisors to discuss the proposed language changes for all ten zoning districts listed in the Zoning Ordinance. Rob Thaeler summarized the work that has been done to date and stated that the proposed districts will be consistent with the Southwest Joint Comprehensive Plan. The Board and Commission reviewed the draft zoning districts and asked questions that were answered by Rob Thaeler. Rob Thaeler will begin to put together a working draft Zoning Ordinance.

At 6:20 PM Doug Woerner left the meeting.

At 7:34 PM Russell Ryan motioned to adjourn the joint workshop. Steve Jacobs seconded. The motion carried unanimously.

Reorganization Meeting: At 7:35 PM Chairman Russell Ryan called the Reorganization meeting to order.

Dave Peters motioned to re-appoint Russell Ryan as Chairman. John Iaea seconded. The motion passed unanimously.

John Iaea motioned to re-appoint Steve Jacobs as Vice-chairman. Dave Peters seconded. The motion passed unanimously.

Russell Ryan motioned to appoint Dave Peters as Secretary. Steve Jacobs seconded. The motion carried unanimously.

At 7:41 PM Russell Ryan motioned to adjourn the reorganization meeting. John Iaea seconded. The motion carried unanimously.

Regular Meeting: At 7:42 PM Chairman Russell Ryan called the January Planning and Zoning Commission meeting to order.

Approval of the Agenda: The Commission unanimously approved the Agenda.

Approval of the Minutes: Dave Peters motioned to approve the December 16, 2014 meeting minutes. John Iaea seconded. The motion carried unanimously.

Public Comment: None.

Plans:

a. **Carmel of Jesus:** The official Land Development Plan was received in the Township Office on January 19, 2015. Prior to the meeting, Component 4B of the Sewage Facilities Planning Module was received from the Adams County Office of Planning and Development and a letter dated January 9, 2015 from the Developer asking for the following three waivers from the Township's Stormwater Ordinance 2012-04:

- 1) *Section 306.6.l.h. Pertaining to fencing of stormwater facilities.
Requested Modification: No fencing be required.
Justification for Waiver: The site is isolated so the chance of anyone entering the basin unauthorized is small. Water will be impounded for a relatively short amount of time.*
- 2) *Section 306.6.l.m. Pertaining to guards on intake and outfall structures.
Requested Modification: No guards be required.
Justification for Waiver: The site is isolated so children should be present.*
- 3) *Section 306.8.l.d. Pertaining to time of concentration.
Requested Modification: Times of concentration greater than 5 minutes be permitted for pipes less than 30: in diameter.
Justification for Waiver: The site is rural and partially wooded. The calculated times of concentration are between 5 and 20 minutes, which seem reasonable for this type of site.*

LuAnn Dille passed out a comment letter from the Fairfield Fire and EMS dated January 22, 2015 for the proposed plan. The Planning Commission has ninety days from the date of this meeting (April 28, 2015) to complete the review of the Plan.

b. **Iron Springs Plaza:** It was noted that the Highway Occupancy Permit was conditionally approved by PennDOT on January 7, 2015. Bob Gordon updated the Commission on his communications with the developer and PennDOT.

New/Old Business:

- a. **Fairfield Borough Official Map Review.** There was no discussion.
- b. **Zoning Revision Discussion:** There was no discussion.

Township Planner's Report: None.

Township Engineer's Report: None.

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.

- A. Board of Supervisors Workshop - February 3, 2015.
- B. Board of Supervisors - March 3, 2015
- C. Recreation and Parks - February 10, 2015.
- D. Planning Commission - February 24, 2015.

Adjournment: At 8:00 PM Russell Ryan motioned to adjourn the meeting. Steve Jacobs seconded. The motion carried unanimously.

Respectfully submitted,

Deborah K. Feiler
Township Secretary