

Hamiltonban Township Special Meeting
Board of Supervisors and Planning Commission
23 Carrolls Tract Road, Fairfield, PA 17320
June 26, 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: Chairman Russell Ryan, David Peters, and John Iaea were present. Eugene Starbuck and Stephen Jacobs were excused.

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

Public Attendees: None.

Proposed Zoning Ordinance Review:

The Board of Supervisors, Planning Commission, and Staff/Consultant continued to review the draft of the proposed Zoning Ordinance starting with Section 1713, Riparian Buffers. Rob said he has a hand-drawn Riparian Buffer Map and would provide one generated on a computer before the ordinance is presented to the public. Rob also said he would add more specificity to sheltering trees in section C. 7. c. The review of SECTION XVII concluded with proposing no changes regarding Steep Slopes.

The workshop went to ARTICLE XVIII GENERAL USE REQUIREMENTS and had a long discussion on SECTION 1801 A Accessory Dwelling Units but no changes were made. SECTION 1801 B Agribusiness Operation also generated much discussion and again no changes were made except Rob stated he would review the section to ensure that it conformed to the state ACRE law. The workshop discussed defining Agribusiness Operation event venues but made no decision and Rob said he would look for examples of how they might be accommodated in farm related businesses.

Rob said he would add an appendix to ARTICLE XVIII with a permitted use chart to cross reference zoning districts where its defined requirements for specific uses were permitted. For SECTION E Bed and Breakfast Operations it was decided to change line 2 to read "Meals served at Bed and Breakfast Operations shall be limited to patrons" in order to allow for meals other than breakfasts. When the group moved to SECTION 1801 F Conference Center it was noted there was no section for Camp Grounds which Rob said he would add.

When discussing SECTION 1801 J Estate Lots, Rob said he would change part 2 which contains the nonspecific phrase "relatively free" and correct the cross reference in part 4.

The last section discussed and changed was SECTION 1801 O where it was decided to delete the reporting requirement to the Zoning Officer in parts 3 and 4.

Chairman Gordon announced that the next Zoning Ordinance workshop would be held at 7 PM on August 21, 2017.

Adjournment. At 8:36 PM Chairman Gordon adjourned the meeting.

Respectfully submitted,

David Peters
Hamiltonban Township Planning & Zoning Commission Secretary