

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Monthly Meeting Minutes

November 25, 2014

At 7:00 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, William Shriner and John Iaea. Vice-chairman Stephen Jacobs and Dave Peters were 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.

Public Present: Rick Castranio of Alpha Consulting Engineers, Inc., Sandi L. Polvinale, Anthony DiSanto, and Andrew Murray.

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

Approval of the Minutes: John Iaea motioned to approve the October 28, 2014 meeting minutes. Bill Shriner seconded. The motion carried unanimously.

Public Comment:

Plans:

- a. **Carmel of Jesus:** A sketch plan was submitted on November 4, 2014 for a ten acre lot addition and a land development plan for a monastery to be constructed at 465 Water Street. The lot lies in both Liberty and Hamiltonban Townships. Mr. Castranio provided the Commission with a brief history of the project. He mentioned that he has been in contact with the neighboring property owners to keep them up to date on the progress of the development. The parcel is zoned as Moderate Density Residential (R-2). Structures will include a chapel, caretaker house, visitors cottage and a utility house. The Developer will contact the Township Zoning Officer to discuss the permitting of the buildings on the property. The Adams County Office of Planning and Development did not submit a comment letter as they did not see any issues with the plan. The Developer has been in contact with the Township Engineer and will address the comments listed in the letter dated November 20, 2014 from C.S. Davidson, Inc.
- b. **2000 Mount Hope Road:** There has been no new development with this plan, there was no discussion.

- c. **Iron Springs Plaza:** There has been no new development with this plan, there was no discussion.

New/Old Business:

- a. **Southwest Adams Joint Comprehensive Plan:** John Iaea motioned to move the draft Plan to the Board of Supervisors and recommend to the Board to move the Plan to the Public Hearing stage as part of the adoption process. Bill Shriner seconded. The motion carried unanimously.
- b. **2015 Meeting Dates:** The Commission decided to move the normally scheduled fourth Tuesday meeting dates for November and December 2015 to the third Tuesday so not to conflict with the Holidays.
- c. **Zoning Revision Discussion:** The Commission would like to meet with the Board of Supervisors to review the proposed zoning districts. Rob Thaeler will work on setting up that meeting.

Township Planner's Report: Rob Thaeler stated that the Adams County Office of Planning and Development has hired Sherri Clayton as the new Director of the Department. She previously worked for the Franklin County Planning Department.

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 - November 20, 2014.
- B. Board of Supervisors - December 2, 2014
- C. Recreation and Parks - December 10, 2014.
- D. Planning Commission - December 16, 2014.

Adjournment: At 7:40 PM Bill Shriner motioned to adjourn the meeting. John Iaea seconded. The motion carried unanimously.

Respectfully submitted,

Deborah K. Feiler
Township Secretary