

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

October 24, 2017

Chairman Russell Ryan called the meeting to order at 7:00 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, Eugene Starbuck and David Peters. There was a quorum.

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

Public Present: Sherry and Clifford Frost attended. The Hamiltonban Agricultural Security Area Advisory Committee consisting of Chairman Robert Gordon, Robert Lefever, Joshua Donaldson, and Kevin Diehl was present.

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

Approval of the Minutes: Gene Starbuck motioned to approve the September 26, 2017 meeting minutes as written. John Iaea seconded. The motion carried with Dave Peters abstaining since he was absent at the September meeting.

Public Comment: Mr. and Mrs. Frost requested that the Planning Commission explain any interactions between the Agricultural Safety Area program and the zoning of a property. Fred and Chairman Ryan explained that they were separate programs with the Commonwealth's Agricultural Safety Area program designed to protect farmers and others in agriculture from nuisance lawsuits such as the smell of manure used as fertilizer. Mrs. Frost then asked if the Agricultural Safety Area program allowed non-organic farmers to legally and adversely impact the rights of neighboring organic farmers with their use of nonorganic herbicides, pesticides, and fertilizers. Chairman Ryan explained that the Pennsylvania Department of Agriculture has a program requiring certification and recertification every three years for agricultural applications of herbicides, pesticides, and fertilizers. Chairman Ryan added that he personally has the certification and there are some setback restrictions.

New/Old Business:

a. Resolution 2017-17 - Seven year Review of the Hamiltonban Township Agricultural Security Area: All four attending members of the township Agricultural Security Area Advisory Committee stated individually that they have reviewed the draft of Resolution 2017-17 and are would recommend approval by the Board of Supervisors. ASAAC Chairman Gordon added that the Adams County Planning Commission also reviewed the draft resolution and recommended approval. After a short discussion and noting that the only change in seven years was the addition of one more property, John Iaea motioned that the Planning Commission recommend approval of resolution 2017-17 by the Board of Supervisors. Gene Starbuck seconded the motion which passed unanimously.

b. Zoning Revision Draft Discussion: There was no discussion except for Robert Gordon stating that Rob Thaeler told him he expected to have the revised draft completed in time for the

scheduled joint Board of Supervisors and Planning Commission Workshop on October 30 to review the consolidated amendments.

Plans:

a. Adams Electric Coop - Fairfield Substation Land Development Plan - Fairfield Station Road: The Land Development Time Waiver Form was granted by the Board of Supervisors extending until August 23, 2018 time for consideration of the plan. No action was needed at this time.

b. Iron Springs Plaza: No action was needed at this time. However Bob Gordon said the project is on indefinite hold for two reasons. First the developer has been unable to find a grocery store tenant for the project and has engaged a marketing firm to assist him in finding another use or tenant for the plan. Secondly he said an additional \$268,000 in funds needs to be secured to move both telephone and electric utility poles to accommodate the proposed road realignment. Bob Gordon said the Board of Supervisors planned to request a grant from the PA Department of Transportation.

c. Adams Electric - Sunset Trail and Mt. Hope Road: No action was taken at this time. On Thursday November 9 the Board of Supervisors will decide whether to approve the conditional use following the hearing held on October 3.

d. 1661 Cold Springs Road: This plan was just submitted and will be reviewed at the Planning Commission's November 28 meeting.

Township Engineer's Report: The Township Engineer said he had no additional comments.

Township Planner's Report: None was given. The Township Planner was absent.

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 Workshop - October 26,, 2017.
- Joint PC & Board of Supervisors Workshop - October 30, 2017
- Agricultural Security Area Hearing - November 9, 2017.
- Board of Supervisors - November 9, 2017
- Parks and Recreation Commission - November 14, 2017
- Planning Commission - November 28, 2017

Adjournment: At 7:27 PM Dave Peters motioned to adjourn the meeting. Steve Jacobs seconded. The meeting was adjourned.

Respectfully submitted,

David Peters
Hamiltonban Township Planning Commission Secretary