

## Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Monthly Meeting Minutes

June 24, 2014

At 7:00 PM Chairman 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. He also introduced the Planning Commission's newest Commission Member, Dave Peters.

**Commission Members Present:** Chairman Russell Ryan, Vice-chairman Stephen Jacobs, John Iaea, and Dave Peters. William Shriner was not present at the meeting, there was a quorum.

**Staff/Consultants Present:** Rob Thaeler of the Adams County Office of Planning and Development (ACOPD), Township Planning Consultant; and Jason Reichard of C.S. Davidson, Inc., Township Engineer.

**Public Present:** Ken Scott of Beyond All Boundaries, LLC.

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

**Approval of the Minutes:** Rusty Ryan motioned to approve the May 27, 2014 meeting minutes. John Iaea seconded. The motion carried unanimously.

**Public Comment:** None.

### Plans:

- a. **Benny Akers Subdivision Plan - 480 Cold Springs Road:** Rusty Ryan motioned to conditionally approve and sign the Plan based on the completion of outstanding comments number four and five from the C.S. Davidson, Inc. comment letter of June 17, 2014 and recommend to the Board of Supervisors to do the same. Dave Peters seconded. The motion carried unanimously. Comment numbers four and five state *Section 700.A.16 of the SLDO requires the owner's notarized signature to be provided on the plan, and Section 700.C.2 of the SLDO requires sewage planning pursuant to the rules and regulations of the PA DEP. A non-building waiver should be executed for Lot 1 and 2. Additional language should be added to the plan for lot NO. 2 to identify the lot as a non-building lot., respectively.* Completion of the outstanding comments will not change the Plan in any way.
- b. **Todd Reamer Subdivision Plan - 1841 Carrolls Tract Road:** Rusty Ryan motioned to conditionally approve and sign the Plan based on the completion of outstanding comment number two from the C.S. Davidson, Inc. comment letter of June 17, 2014 and recommend to the Board of Supervisors to do the same. John Iaea seconded. The motion carried unanimously. Comment number two states *Section 700.A.16 of the SLDO requires the owner's notarized signature to be provided on the plan.* Completion of the outstanding comment will not change the Plan in any way.

- c. **Whippoorwill Conservation Partners Subdivision Plan - Whippoorwill Lane:** Rusty Ryan motioned to approve and sign the Plan based on the completion of outstanding comments three and four from the C.S. Davidson, Inc. comment letter of June 18, 2014 and recommend to the Board of Supervisors to do the same. Steve Jacobs seconded. The motion carried unanimously. Comment numbers three and four state *Section 700.A.16 of the SLDO requires the owner's notarized signature to be provided on the plan, and Section 700.C.2 of the SLDO requires sewage planning pursuant to the rules and regulations of the PA DEP.* Completion of the outstanding comment will not change the Plan in any way.
- d. **Iron Springs Plaza:** There has been no new development with this plan, there was no discussion.

**New/Old Business:**

- a. **Zoning Revision Discussion:** Mr. Thaeler will have more sections for consideration in the near future.

**Township Planner's Report:** Mr. Thaeler updated the Commission on the Southwest Adams Comprehensive Plan (the Plan). He stated that the Carroll Valley Planning Commission has voted to move the Plan forward, Liberty Township's Planning Commission is still reviewing the Plan, and that Freedom Township's Planning Commission voted to participate in the public meeting which is part of the adoption process for the Plan.

Mr. Thaeler also updated the Commission on the progress of the Middle Creek Trail Feasibility Study. He stated that meetings have begun with land owners to discuss having the trail potentially cross through their property.

**Township Engineer's Report:** Mr. Reichard mentioned that he is working with the Township on two road projects this summer. They include bridge work on Gum Springs Road and culvert work that will be done on Cold Springs Road.

**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 - June 26, 2014
- Board of Supervisors - July 1, 2014
- Recreation and Parks Commission - July 9, 2014
- Planning Commission - July 22, 2014

**Adjournment:** At 7:48 PM the Commission unanimously motioned to adjourn the meeting.

Respectfully submitted,

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Deborah K. Feiler  
Township Secretary