

Hamiltonban Township Special Meeting  
Board of Supervisors and Planning Commission  
106 Steelman Road, Fairfield, PA 17320  
November 26, 2018

At 7:00 PM Chairman Deardorff called the meeting to order at the Fairfield Fire and EMS Hall.

**Supervisors Present:** Chairman J. Edward Deardorff, Robert L. Gordon, , LuAnn M. Dille, Douglas Woerner, and D. Bradley Martin. There was a quorum.

**Planning Commission Members Present:** Chairman Russell Ryan, Betty Izer, John Iaea, David Peters and Steve Jacobs were present. There was a quorum but the Planning Commission did not present any motions.

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

**Public Attendees:** Hazel Keahey, Pat Bayer, Linda Williams, Duane Williams, Clifford Frost, Donna Weikert, Lionel Whitcomb, Bill Rigby, Brenda Rigby, Steve Reid, Dennis Christiansen, John Messeder of *The Gettysburg Times*, Michael J. Gastley, Michael Pue, Bill Deardorff, and Cindy Deardorff were present.

**Documents Provided by Hamiltonban Township:** For use by the public during his presentation, Rob Thaeler provided copies of the updated Draft Hamiltonban Township Zoning Map dated November 19, 2018.

**Public Presentation:** Chairman Deardorff introduced the Township Planner Rob Thaeler from the Adams County Office of Planning who would discuss changes to the Draft Zoning Map. Rob proceeded to explain revisions to the Draft Zoning Map of which there were two significant changes. The first change reflects the Supervisors motion from a June 26 meeting to change some properties on Iron Springs Road from Industrial to Agricultural Preservation. The second change concerns the Donaldson and Luntz properties on Mt. Hope Road which are now Agricultural Preservation instead of Village Mixed. Rob noted that FEMA recently revised the 100 year flood plain estimates so that 80% of the Donaldson property is in the flood plain which makes it unlikely the property would be developed.

**Motions by the Board of Supervisors:** After Rob Thaeler's presentation, Chairman Deardorff made a motion to accept the proposed changes to the Draft Hamilton Township Zoning Map dated November 19, 2018 specifically changing properties along Iron Springs Road from Industrial to Agricultural Preservation and the Donaldson and Luntz properties along Mt. Hope Road from Village Mixed to Agricultural Preservation. Supervisor Woerner seconded and the motion passed.

Supervisor Gordon made a motion to authorize Planner Rob Thaeler to review the following subjects in the Draft Zoning Ordinance to assure they are addressed fully; short term vacation rentals (including airbandbs), museums, wedding barns, wineries, breweries, medical marijuana, drones, tiny homes, and the permitting of a golf course in a single family residential district. Supervisor Woerner seconded and the motion passed.

Supervisor Gordon made a motion to authorize beginning work on updating and revising Animal Ordinance # 2001-02. Supervisor Woerner seconded and the motion passed.

**Public Comment:** Chairman Deardorff opened the floor for public comment and the following six individuals spoke:

Dennis Christiansen said he noted a third change to the latest Draft Zoning Map where there was formerly a property zoned Commercial on Iron Springs Road. Rob apologized for overlooking that change. Supervisor Gordon then made a motion to approve the reduction of the Commercial Zone on Iron Springs Road. Supervisor Woerner seconded and the motion passed.

Hazel Keahey said she had expressed some concerns at the last meeting which still have not been addressed including a larger issue of the definition of open space which permits resource management. Specifically she said resource management was not defined and questioned whether it included resource extraction and added in her opinion resource management needs to be defined. Lastly she also encouraged the Board of Supervisors to fully embrace the goal of conservation.

Clifford Frost began by thanking the Board of Supervisors for accepting public concerns. He said he was still disappointed the golf course is still zoned SR and encouraged the Board of Supervisors to require Conservation by Design should any homes be built on the golf course. He then said the Draft Zoning Ordinance was missing section 104, Statement of Community Development Goals.

Bill Rigby first thanked the Board of Supervisors for the changes to the Draft Zoning Map and then asked about a concern with storm water on his property. Supervisors Dille and Gordon explained that the Township Solicitor sent an adjoining property owner notice that the problem needs to be addressed promptly. Supervisor Dille said she would see Mr. Rigby was provided a copy of the letter.

Lionel Whitcomb questioned changing the former Glatfelter property from its current zoning as Woodland Conservation to a proposed zoning of Open Space. Rob explained that change is mostly semantic and the current zoning would allow for the development of large lot residences. But the proposed zoning would require development of a lower density and offered to explain further after the meeting.

Duane Williams asked if the Board of Supervisors would impose any additional restrictions on SGI beyond any imposed by the Department of Environmental Protection and went on to explain that a recent explosion at SGI was so loud he thought it occurred in his house. Chairman Deardorff explained that if he called SGI before they blast, they would install measuring devices in his house.

**Township Meetings:** Chairman Deardorff announced the following four township meetings all held at 7 PM: Planning Commission on November 27 at Fairfield Fire and EMS, Board of Supervisors Regular Workshop on November 29 at the Township Office, Board of Supervisors on December 4 at the Township Office, and Parks and Recreation Commission on December 11 at the Township Office.

**Adjournment:** At 7:36 Supervisor Woerner motioned to adjourn the meeting. Chairman Deardorff seconded the motion which passed and the meeting was adjourned.

Respectfully submitted,

David Peters  
Hamiltonban Township Planning & Zoning Commission Secretary