

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

April 19, 2016

At 7:00 PM Chairman Russell Ryan called the meeting to order. He announced that the meeting is being recorded for the sole purpose as a review aid in compiling the written minutes. The meeting was held one week earlier than usually scheduled since the Township Office will be used for the Primary Election on April 26.

Commission Members Present: Chairman Russell Ryan, Steve Jacobs, Eugene Starbuck, John Iaea, and David Peters were present. There was a quorum.

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.

Board of Supervisors Present: No Supervisors were present.

Public Present: John Messeder representing the Gettysburg Times and Ken Scott representing Beyond All Boundaries attended.

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

Approval of the Minutes: Steve Jacobs motioned to approve the March 22, 2016 meeting minutes. Gene Starbuck seconded. The motion carried unanimously.

Public Comment: There was no public comment.

Plans:

a. Earl and Charmain Noel Land Subdivision - Saddle View Lane: The Planning Commission addressed the two motions on its agenda. Before the first motion was made, the Township Engineer was asked to explain the consequences of a waiver of the requirement for right of way dimensions (metes and bounds) as requested by Beyond All Boundaries. Hearing no negative consequences, Chairman Ryan made a motion to approve the request from Beyond All Boundaries to waive the requirement for right of way dimensions on Mt. Hope Road and recommend to the Board of Supervisors to do the same. After a second by Dave, the motion passed unanimously.

Dave made a second motion to approve the Final Subdivision for Earl F. Noel Jr. and approve and sign the PA DEP Waiver and Non-Building Declaration and recommend the Board of Supervisors to do the same. Steve seconded the motion which then passed unanimously after which Ken Scott left the meeting.

b. Carroll Valley Farm Minor Subdivision: John made a motion to approve and sign the planning module for DEP. The motion passed unanimously after a second by Gene.

c. Iron Springs Plaza: Since no action was needed at this time there was no discussion.

New/Old Business:

a. **Zoning Revision Discussion:** Rob said he would schedule a workshop for the Board of Supervisors and the Planning Commission to jointly review the proposed new zoning ordinance before the next Planning Commission meeting.

Gene reported he had reviewed the proposed new zoning ordinance and found some errors, omissions, and typographic errors. Since he had done his review after the other commissioners, Gene said he would submit his findings directly to Rob in case he had discovered previously overlooked errors.

Township Planner's Report: None was given.

Township Engineer's Report: None was given.

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 - April 28, 2016.
- B. Board of Supervisors - May 3, 2016.
- C. Recreation and Parks - May 11, 2016.
- D. Planning Commission - May 24, 2016.

Adjournment: At 7:16 PM Steve Jacobs motioned to adjourn the meeting. Dave Peters seconded. The motion carried unanimously.

Respectfully submitted,

David Peters
Township Planning & Zoning Commission Secretary