

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Monthly Meeting Minutes

December 16, 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, Vice-chairman Stephen Jacobs, William (Bill) Shriner, Dave Peters and John Iaea.

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: None.

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

Approval of the Minutes: John Iaea motioned to approve the November 25, 2014 meeting minutes. Bill Shriner seconded. The motion carried unanimously.

Public Comment: None.

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. In the interest of continuity, all correspondence is being forwarded to Liberty Township for their review. Liberty Township will have to review the Stormwater Management Plan when it is submitted. On December 1, 2014 a comment letter was received from C.S. Davidson, Inc. There was a discussion as to how Section 909 of the Subdivision and Land Development Ordinance, which requires developers to dedicate land for recreation use if the development consists of five or more dwelling units, would impact development. Rob Thaeler does not believe there should be any dedication of land.
- b. **Iron Springs Plaza:** There has been no new development with this plan, there was no discussion.

New/Old Business:

- a. **Fairfield Borough Official Map Review.** In accordance with the Pennsylvania Municipalities Planning Code, the Borough of Fairfield forwarded their proposed Official

Map Ordinance for review as the map incorporates some street connections to Hamiltonban Township. For the benefit of the Commission, Rob Thaeler stated that an Official Map identifies public ground that a Municipality deems important to be retained in some fashion for future improvements such as a park or roadway extension. Developers must work with the Municipality if a development is proposed in a conserved area. Hamiltonban Township is the only Municipality in Adams County that has adopted an Official Map. The Commission will continue with their review at the January meeting. The Borough of Fairfield plans to adopt their Official Map Ordinance in February.

- b. **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: The four municipalities which include Liberty and Hamiltonban Townships and the Boroughs of Carroll Valley and Fairfield will be holding a joint Public Hearing in the near future as part of the adoption process for the Southwest Joint Comprehensive Plan.

Chuck Reid of the Strawberry Hill Nature Preserve is in the process of putting together a findings report on the Middle Creek Greenway Trail. Once the report is completed it will be forwarded to the Township.

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 - December 18, 2014.
- B. Re-Organization and Board of Supervisors - January 5, 2015
- C. Elected Auditors - January 6, 2015
- D. Re-Organization and Recreation and Parks - January 13, 2015.
- E. Re-Organization and Planning Commission - January 27, 2015.

Adjournment: At 7:23 PM John Iaea motioned to adjourn the meeting. Steve Jacobs seconded. The motion carried unanimously.

Respectfully submitted,

Deborah K. Feiler
Township Secretary