

Hamiltonban Township Board of Supervisors and
Planning Commission
23 Carrolls Tract Road, Fairfield, Pa 17320
Growing Greener: Conservation By Design Meeting Minutes
June 13, 2006

Supervisors Present: Chairman James E. Benner, Vice-chairman William E. Eckert, Sr., Road Master Jay Edward Deardorff, Police Coordinator Coleen N. Reamer, and Supervisor Robert L. Gordon

Planning Commission Present: Chairman Curtis Musselman, Vice-chairman Stephen Jacobs, Guy Donaldson, William Shriner Pamela Wiehagen had a prior commitment.

Others Present: Timothy Cormany from Martin and Martin, Inc., Zoning Officer Milton Nicks, Secretary/Treasurer LuAnn Dille

Public Attendees: Barbara Nicks, Dale and Doreen Premo

Supervisor Chairman Benner called the meeting to order at 7:06 PM.

Old Business

At the last Growing Greener: Conservation By Design (GG: CBD) meeting, it was decided to have a setback of 100 feet from buildings or barnyards housing livestock. Police Coordinator Reamer made a motion to have 200-foot set back from any structure or barnyard housing livestock, seconded by Supervisor Gordon. There was a discussion. This motion was not approved.

Supervisor Gordon made a motion to have 100 feet setback from all external road right-of-ways, seconded by Police Coordinator Reamer. This motion passed.

New Business

Mr. Cormany distributed a hand out, Article XIV-Conservation Design Overlay District. This hand out is a model of zoning ordinances to mirror the current Hamiltonban Township Zoning Ordinances. He presented three maps. The first map showed the agricultural security areas, settled easements and Land Conservancy of Adams County areas. The second map showed prime farmland soils, soils of statewide importance, natural areas and the Michaux State Forest. The third map showed floodplains, mapped wetlands, woodlands and 25 % slopes and high quality streams.

Mr. Cormany asked what kind of open space is important to the Township. Farmland is a small portion of the Township's total area; woodland is the dominant natural feature. Mr. Cormany would like the historical information and cultural resources important to the Township by the next meeting. Jack Inskip is working on identifying the historical sites to include the Tapeworm Railroad. Mr. Cormany would like information on the Fairfield Municipal Authority groundwater protection area off Iron Springs Road, Fairfield, PA. He has contacted the Fairfield Municipal Authority and they should be giving him the information he needs.

The Township decided to begin the GG: CBD in the Agriculture and Low Density Residential District (R-1). Ground water is important. It is important to preserve wetlands, flood plains and stream areas. These areas are important to maintain and connect with the proper protections. Developers need to identify the primary conservation areas and then other important features.

Police Coordinator Reamer stated current Township residents want the Township to continue to have a rural appearance.

The above discussed items should be mirrored by the Township's comprehensive plan.

Mr. Cormany thought there was some interest to include Hamlet and Village District uses, especially along the Iron Springs Road and Route 116 area, which is currently an agriculture district. There has been a request to re-zone this area to Mixed Residential District (R-3). The Hamlet and Village District could be used in the R-3 District only. High density in this area could be 20,000 square feet per unit, 2 units per acre. Mr. Sites would like four and one half units per acre. Higher density could be granted for more open space. The Board was not certain if Mr. Sites is interested in open space or just a high-density development. In the past Mr. Sites has stated that he would create walkways and sitting areas. The Natural Lands Trust program wants at least 50% open space with the constrained areas removed. Mr. Cormany got approval to share the Hamlet and Village District concept with Mr. Sites to see if this is the direction he wants to go. The Township definitely wants open space included in his plan.

Mr. Cormany briefly reviewed the zoning ordinance hand out and explained some examples of GG: CBD plans. These ordinances would not apply to single dwellings on 10 acres and larger or less than five unit subdivisions.

Upon looking at map three, a large percentage of the Township's land has a 25 % slope. There was a discussion on how to calculate the 25 % slope. Not allowing construction on land with 25 % slope would eliminate most of the land in the Township.

Road Master Deardorff stated preserving 50 % open space after net out is too much. Maybe 50 % including the natural preserve features would be more reasonable way of determining percentage of open space. He agrees preserving open space is important but the Township needs to think about how to calculate the open space. Open spaces need to be jointed, useful and properly maintained. Fitz's/Cornerstone's open space could be connected to Strawberry Hill's property. Cornerstone has 62 % total acres for open space. Dwellings are on just a little more than ½ acre.

The next GG: CBD meeting will be Thursday, July 6, 2006 starting at 7:00 PM, at 23 Carrolls Tract Road, Fairfield, PA. At the next meeting the subdivision portion of GG: CBD will be discussed

At 8:34 PM the meeting was adjourned.

LuAnn M. Dille
Secretary/Treasurer

James E. Benner
Chairman