

February 27, 2024

Joint meeting
Hamiltonban Township Planning Commission
Hamiltonban Township Board of Supervisors
23 Carrolls Tract Road, Fairfield, PA 17320

At 7:00 PM Vice-Chairman Calvin Bream called the regular Hamiltonban Township Planning Commission meeting to order.

Supervisors and Staff/Consultants Present: Hamiltonban Township Supervisor Board Chairman Edward Deardorff, Supervisor Coleen Reamer, Supervisor Ryan Picarelli, Edward Spencer via phone, Rob Thealer of the Adams County Office of Planning and Development, Township Engineer, Erik Vranich from Wm F. Hill & Associates-Keller Engineering, Inc. Vice-chairman Douglas Woerner was absent.

Commission Members Present: Vice-chairman Calvin Bream, Secretary LuAnn Dille, Dennis Flenner and Jeff Hardman via phone, Chair Betty Izer was excused.

Public Present: Robert Sharrah from Sharrah Design Group representing Todd and Lauri Weikert-200 Diest Lane, Fairfield, PA 17320

Hamiltonban Township Planning Commission Regular Monthly Meeting Minutes

Agenda Review: It was generally agreed to approve the February 27, 2024 agenda as presented.

Approval of the Minutes: Dennis Flenner made a motion to approve the December 26, 2023 meeting minutes, seconded by Vice-chairman Calvin Bream. This motion was unanimously approved.

Dennis Flenner made a motion to approve the January 23, 2024 meeting minutes, seconded by Jeff Hardman. This motion was unanimously approved.

Public Comments: None at this time

Plans:

2498 Iron Springs Road-Fine Line Trim - Removing the old house and structuring an addition to the existing industrial building

There was a Hamiltonban Township (HBT) Zoning Hearing on February 22, 2024 requested by Fine Line Trim. At this time it was decided this property should have been in the Industrial Zoning District years ago, therefore there would not be a need to hold a Zoning Hearing. Fine Line Trim could remove the old house and construct the addition to the current structure. The Hamiltonban Township Board of Supervisor will start the process of a zoning map update/change. Fine Line Trim Zoning Hearing fee will be refunded as they withdrew their zoning hearing application. The Zoning Hearing Transcript and Zoning Hearing Attorney Eastman's Recommendations were received by the Township today. At the HBT Board of Supervisors meeting on March 6, 2024 they should start the formal process to add this property to the industrial zoning district map. No action is needed at this time by the HBT Planning Commission.

327 Water Street (465 Water Street) Carmel Jesus, Mary & Joseph

The HBT Board of Supervisors approved an extension for this land development plan till May 20, 2024. No action is needed at this time by the HBT Planning Commission.

200 Deist Lane-Todd and Lauri Weikert

Robert Sharrah stated that an revised plan was submitted and most of Erik Vanich's revised plan comments have been completed. Jeff Hardman made a motion to waive the private lane maintenance agreement requirement, seconded by LuAnn M. Dille. This motion was unanimously approved. Jeff Hardman made a motion to conditional approve this subdivision plan with the the comments of Keller Engineers correspondence dated January 26, 2024 be completed, seconded by Vice-chairman Calvin Bream. This motion was unanimously approved.

Blue Ridge Summit Sportman's Association

Chairman Deardorff gave an update of the Blue Ridge Summit Sportman's Association storage of campers/campground situation. There was a second continuation of the Zoning Hearing. R. Lee Roye, engineer presenting the Blue Ridge Summits Sportman's Association, attended the zoning hearing but they did not give engineer R. Lee Royer all the information needed. The Blue Ridge Summit Sportman's Association did not complete any of the requirements for a campground in the many past years. They must remove all campers. The time period maybe 30 to 60 days after March 1. The new code enforcement company PMCA will be enforcing the removal of the campers. If the Blue Ridge Summit Sportsman's Association wants to create a campground they must submit a formal land development plan.

Next Meeting: HBT Planning Commission next meeting will be March 26, 2024 and a Adams County Commissioner will be attending the meeting per Supervisor Chairman Deardorff.

Adjournment: At 7:27 PM the HBT Planning Commission meeting was adjourned by general agreement.

Joint HBT Board of Supervisor and HBT Planning Commission Meeting

Call to order: HBT Board of Supervisor Chairman Edward Deardorff opened the join HBT Board of Supervisors and HBT Planning Commission meeting at 7:28 PM

Solar Energy Systems and Accessory Structures

Supervisor Deardorff reported that Solicitor Battersby legal opinion on the HBT Zoning District only allowing solar systems and accessory structures in the current Industrial Zone should be legally adequate. HBT Solar Ordinance 375.80.S.S would be replaced with the proposed new solar energy system and accessory structures ordinance. Erik Vranich from Keller Engineers explained that there are basically three solar system sizes: commercial, community, and private. Several community size solar systems would be the same as a commercial size. The generated solar energy would be utilize in the current commercial transmission lines and most would used in the broad local area. Comments have been made that energy could be sold for use in the Philadelphia area. The Philadelphia area energy companies may purchase some electricity from the local solar system to earn green energy credits. Straban is going to create an overlay for solar energy properties.

Some of the problems that have been noted with the current solar farms are: during construction heavy vehicles damaged roads, lighting-red and green lights on panels being very noticeable at night, sound from accessory equipment and the sound when panels move to follow the sun can be heard by adjoining land owners. Other concerns mentioned were: reduction of property values, health issues, electronic magnet fields, noise, possible radiation, acid leaks from damaged panels, radiation, ground/soil pollution. These concerns may or may not be true. It was stated that the new solar panels have been improved over the original solar panels. Landscaping should be required and must be maintained for the duration of the site. This should be noted on the land development plan.

The ordinance could be drafted to move the noise creating components to be moved into the center of the solar field instead of along roadways and property lines. Lighting would need to be covered and not blinking. Only allowing limited security lighting. All lighting should be kept away from property lines and current structures.

It was suggested to require all components be made in America, where construction standards are high.

It was agreed to have Erik Vranich draft a HBT Solar Energy System and Accessory Structure similar to Straban Township but to include the below suggestions:

- Placing the sound components in the center of the solar systems

- All lighting placed away from property lines and current structures

- Lighting on panels be covered

- Requiring American made products/materials

- Some language requiring a rate reduction for local residents (PUC impacts?)

- Some language on radiation testing or other contaminant testing. Erik Vranich suggested that HBT Solicitor Battersby give an opinion on the above last three suggestions.

Abandon Orchards

Supervisor Deardorff stated he believes HBT should have an ordinance to protect the existing orchards from problems with abandon orchards. Erik Vranich stated there is a agriculture ACRE Law that protect agriculture endeavors. Several people have been contacted- Adams County Planning and Development- Helen Dayhoff and Mark Clowney, PA State Agriculture Secretary Russel Redding, Penn State Research Center, some research online for federal, other PA location with solar systems, and other states for existing abandon orchard ordinances or regulations. There is little information on ordinances or regulations for abandon orchards. Hopefully one of the above will have some guidance for an ordinance or requirements. It was mentioned that the best direction for controlling abandon orchards may be by the Pennsylvania State Legislation.

In HBT there are several individual orchards that are somewhat spread over a few miles but in Upper Adams area many orchards are side by side. Problem(s) is one orchard could quickly spread to the adjoining orchards. The fruit industry is changing: consumers uses are changing(reducing), farming techniques changing, smaller height of tree and planting trees closer to each other. International trading agreements are also having a big impact on the fruit industry.

Abandon Structures

Supervisor Deardorff suggested that HBT draft an ordinance for abandon structures. Erik Vranich thought the best current method is to have the HBT Code

Enforcement Officer complete enforcement on a case by case. HBT may want to adopt the Property Maintenance Code.

Next Meeting The next HBT Planning Commission will be a joint meeting with the HBT Board of Supervisors to continue the process of drafting a solar energy systems and Structure Ordinance.

Adjournment: At 8:31 PM it was generally agreed to adjourn the meeting

Respectfully submitted,

LuAnn M. Dille
HBT Planning Commission Secretary