

Hamiltonban Township  
Planning Commission Meeting  
23 Carrolls Tract Road, Fairfield, PA 17320  
February 28, 2006

**Planning Commission Members Present:** Chairman Curtis Musselman, Vice-chairman Stephen Jacobs, William Shriner, Sr., Jason Watson and Secretary Pamela Wiehagen had work commitments.

**Others Present:** Hamiltonban Township Engineer Tim Cormany from Martin and Martin, Inc., Zoning Officer Milton Nicks, Board of Supervisor Chairman James E. Benner, Road Master Jay Edward Dearnorff, Supervisor Robert Gordon, Supervisor Coleen Reamer, and Recording Secretary LuAnn Dille

**Public Attendees:** Randall Inskip, Mr. and Mrs. John Molley, Barbara Nicks, Barbara Prophet, Harry Rood, and Doug Woerner,

At 7:30 PM Chairman Musselman called the meeting to order.

**Approval of the Minutes**

Mr. Shriner, Sr. made a motion to approve the minutes of the January 24, 2006 Planning Commission meeting as presented, seconded by Vice-chairman Jacobs. The Planning Commission unanimously approved this motion.

**Old Business**

Larry and Teresa Fowler One Lot Subdivision on Old Waynesboro Road, Fairfield, PA

No representative was present for this plan. Plans have been submitted to DEP but have not been approved to date. No stormwater management has been submitted. A new revised plan incorporating Martin and Martin, Inc.'s comments have not been submitted. Revised plans need to be marked preliminary/final. In the Adams County Planning and Development (ACP&D) review a comment was made concerning a side yard. This has not been enforced in the Township in the past. No action was taken on this plan as it is incomplete.

Jemez, L.L.C. Three Lots Subdivision on Cold Springs Road, Orrtanna, PA

Randall Inskip was represented the plan. Martin and Martin, Inc. and ACP&D reviews have been received. DEP has approved this plan. A stormwater management plan needs to be submitted to Martin and Martin, Inc. and the Township. There are two panhandle lots and two lots sharing a 75 feet driveway. A correspondence from Attorney Robert L. McQuaide stated because of the shape of the lot it is an economical hardship for Jemez, L.L.C. Chairman Musselman made a motion to recommend that the Board of Supervisors approve the modification for these panhandle lots because of the shape of the lot, seconded by Mr. Shriner, Sr. The Planning Commission unanimously approved this motion. No other action was taken.

Harry Rood Five Lot Addition on Five Fork Lane, Fairfield, PA

Martin and Martin review has been received but ACP&D has not been received. DEP waiver from KPI, Inc. has been received. This plan does not need to be sent to DEP because this is a land addition with no dwelling being proposed. Mr. Rood has submitted

a written correspondence requesting this plan be considered as a preliminary/final plan. Tim Cormany suggested that the index maps illustrating existing and proposed lot configurations be included on the plan to help explain the changes. The scale is large than normal because of the large land mass. It is 1 inch to 200 feet instead of 1 inch to 100 feet per ordinance. Mr. Rood should request this change in writing. Mr. Cormany agrees that the larger scale should be used because of the large land mass. Mr. Rood's attorney is drafting a right-of-way agreement with Mr. Kiel. No action was taken on this plan.

### **New Business**

#### Carroll Valley Farms/Jay Edward Deardorff One Lot Subdivision on Carrolls Tract Road, Fairfield, PA

Mr. Deardorff presented a sketch plan for one, two acre lot subdivision on Carrolls Tract Road. Mr. Deardorff is placing a restriction on the property that only a one story dwelling can be constructed.

#### Sanders Square/Danny Sanders on 10 McDannell Lane, Fairfield, PA

Danny Sanders would like to add a miniature golf course and a deer pen to his current business. He had an old land development plan, to which he sketched in his new project. Tim Cormany stated a new/revised land development plan could be required showing all the different improvements and this project. Since the original land development plan parking and two other structures have been added. Mr. Sanders was instructed to bring an improved land development plan to the next meeting. Mr. Sanders has contacted the Pennsylvania State Game Commission concerning the required permits for the deer pen. No action was taken.

#### Cornerstone Conservation Overlay Amendment

At the Board of Supervisors regular monthly meeting on March 7, 2006 they will probably formally request that the Planning Commission review the Cornerstone Conservation Overlay Amendment. Mr. Cormany made a couple of comments as to how and where to allow this concept. The overlay is only being proposed in the Low Density Residential and Agriculture Districts, and where central sewer is available. The densities are the same as Hamiltonban Township's current zoning ordinances. Open space could be 50 percent of land mass but how is the 50 percentage land mass calculated. Zoning Officer Nicks made some comments. The Township needs to decide if this concept is in the best interest of the Township and how to implement it.

When the Township secretary receives submitted plans, she must attempt to insure the plans are as complete as possible.

Jason Watson has indicated that he will be resigning from the Planning Commission because his new job is demanding considerable travel.

At 8:39 PM Mr. Shriner made a motion to adjourn the meeting, seconded by Vice-chairman Jacobs. The Planning Commission unanimously approved this motion.

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LuAnn M. Dille  
Recording Secretary

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Curtis Musselman  
Chairman