

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

October 25, 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.

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

Staff/Consultants Present: Rob Thaler of the Adams County Office of Planning and Development, Township Planning Consultant, was present. Fred Heerbrandt of Wm. F. Hill & Associates, Township Engineering Consultant, was excused.

Board of Supervisors Present: No Supervisors were present.

Public Present: John Messeder representing the Gettysburg Times was present.

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

Approval of the Minutes: Gene Starbuck motioned to approve the September 27, 2016 meeting minutes as presented. Steve Jacobs seconded. The motion was passed.

Public Comment: There was no public comment.

Plans:

a. Adams Electric Coop - Fairfield Substation Land Development Plan - Fairfield Station Road: No action was needed at this time since no additional information has been received from the applicant following the granting of Land Development Waiver until August 23, 2017.

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

However, Chairman Gordon submitted the following written update to the Commission on the status of Iron Springs Plaza and requested that it be included in the minutes:

"The Township has received two grants to assist with all the infrastructure costs for this shopping center, roads, turn lanes, traffic signals, water and sewer, etc. The first grant is for \$ 700,000 from Penn Dot. The second grant is from Commonwealth Financing Authority (CFA) in the amount of \$ 550,000. The Developer has engaged the services of an Engineer who is very familiar with Penn Dot Funded Projects to oversee this project. He will handle the bid documents, construction site visits (inspections) and biweekly project conferences, etc. On November 3rd, Chairman Gordon will meet with the Developer, his Attorney, his Engineer and the Township Solicitor to review and finalize the "Cooperation and Indemnification Agreement". Once all these documents are approved and signed by the Township and the Developer, the project should finally kick off. I do not have any estimated time lines at this

time. Perhaps more will be known after the Nov 3rd meeting and I will give you further updates later."

New/Old Business:

a. Zoning Revision Discussion: Chairman Ryan summarized the portions of the proposed new zoning ordinance reviewed at the October 24 joint workshop with the Board of Supervisors for those Planning Commissioners who did not attend the workshop. He reported the topics covered were a zoning map modification, a revised riparian buffer section (Section 1613), a revised steep slope section (Section 1614), and inclusion of Conservation by Design into the Single Family Residential district (Article VIII).

Township Planner's Report: Rob reported that he would prepare an updated draft of the proposed new zoning ordinance before the next scheduled Board of Supervisors and Planning Commission joint workshop.

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 - October 27, 2016.
- B. Board of Supervisors - November 1, 2016.
- C. Recreation and Parks - November 9, 2016.
- D. Planning Commission - November 15, 2016
- E. Joint Zoning Ordinance Workshop with PC & BOS - November 28, 2016.

Adjournment: At 7:10 PM Steve Jacobs motioned to adjourn the meeting. Dave Peters seconded. The meeting was adjourned.

Respectfully submitted,

David Peters
Hamiltonban Township Planning & Zoning Commission Secretary