

Hamiltonban Township Special Meeting
Board of Supervisors and Planning Commission
23 Carrolls Tract Road, Fairfield, PA 17320
February 27, 2017

At 7:00 PM Chairman Gordon 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.

Supervisors Present: Chairman Robert L. Gordon, LuAnn M. Dille, J. Edward Deardorff and Douglas Woerner. Coleen N. Reamer was excused.

Commission Members Present: Chairman Russell Ryan, Eugene Starbuck, David Peters, John Iaea, and Steve Jacobs.

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

Public Attendees: Dale and Ellen Frierson, and John Messeder of the *Gettysburg Times*.

Township Business: The following Township business was discussed:

A Draft of the Proposed Zoning Ordinance was prepare and presented for review. Rob Thaeler said he used the language used in the Conservation by Design as the base and has pared down to obtain equal results. Discussion continued regarding the proposed Zoning Ordinance.

- Discussion around regarding model ordinance for mini cell towers page 84 for general use and outside Right-of-Way - utility poles - current standards and added special exceptions - legislation may change.
- General use standards page 87-102 - most models included DAS standards - updated texts - cleanup providing definitions
- Review zoning definition to Article 6
- Existing ordinance 10 years old
- 7 different zoning districts - new has 12 districts which included open space, land conservation, rural residential, agricultural preservation, single family residential, village mixed-use, village, mixed-use corridor, commercial, industrial, floodplain overlay, and airport overlay.
- Stated concerns currently regarding fences, animals, riparian buffers, housing for the aging baby boomers.
- Asked about definition on trees, page 7, evergreen - height to be removed.
- Page 9 - Minor decidous or major - difference - include draft ordinance segments have requirements so is to include and provide guidance.
- Page 5 B&B definition "limited" to be remove. Also for convenience store include alcohol?

- Page 6 Antenna systems distance provides?
- Page 7 Estate lot - define what large is - established in body of ordinance
- Page 11 Places of worship - include temporary, education components - BOS to decide
- Page 12 Prime Farmland - covered enough with definition - relates to soil survey - discussion on fruit farms.
- Page 11 Open Space will take in consideration of utility right-of-way. Intended for use of enjoyment for residents who live there.
- Page 13 Resource Extraction - timber is forestry - has its own definition.
- Forestry needs to compensate for road use. Does Hamiltonban Township need to board - limit time season - fold into roadways of separate ordinance.
- Page 15 Structure - what about bird houses - exclude or use based on state definition.
- Page 15 Variances - cross reference section 2207 Rectory/Family.
- Error on zoning map - off line color but not statement marked MC but light green - getting fixed. Mixed use was appropriate change and the next version map will be corrected.
- Page 17 Article 3 ok
- Page 21 Article 4 ok
- Page 20 Dimensional Requirements Remove Farm or make 10 acres- suggested dropping. Should animals on minimum lot size be included - separate ordinance. General use requirements - districts should have restrictions regarding animals. Woodlands district does allow AG use.
- Page 22, Article 5 LC applied areas of private roads. Focus is rural character/density to maintain development patterns according to zoning districts. Density provisions should be used rather than lot size.
- Page 75 Electrification only for animal control - need to broaden. Setbacks are needed of at least 2-3 feet so they can maintain. Right-of-way needs changed - use 3 feet.

Other Business:

Next meeting March 27, 2017 for joint Planning Commission and Board of Supervisors.

Adjournment. At 8:49 PM Planning Commission Chairman Ryan made a motion to adjourn the meeting, seconded by Supervisor Vice-chairman Woerner. The Board unanimously approved this motion.

Nina Garretson
Secretary/Treasurer

Robert L. Gordon
Chairman