

Hamiltonban Township Board of Supervisors
23 Carrolls Tract Road, Fairfield, Pa 17320
Regular Meeting Minutes
May 2, 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

Others Present: Solicitor Henry O. Heiser, III, Planning Commission Vice-chairman Stephen Jacobs, Zoning Officer Milton Nicks, Planning Commission Secretary Pamela Wiehagen, EMA Coordinator Donald Wills, and Secretary/Treasurer LuAnn Dille

Public Attendees: Attorney Jeff Ernico for Empire Homes, Attorney Gary Hartman for David Sites, Matthew Inskip for Jemez, LLC., Jeff Kozero for Empire Homes, Barbara Nicks, Dale and Doreen Premo, David and Barbara Prophet, R. Lee Royer, David Sites for Realty Leasing and Management Company, and Douglas Woerner

At 7:30 PM Chairman Benner called the meeting to order and those present recited the Pledge of Allegiance.

Approval of the Minutes and Workshop Minutes

Vice-chairman Eckert made a motion to approve the April 4, 2006 Supervisor's Board meeting minutes and the April 27, 2006 workshop meeting minutes, seconded by Police Coordinator Reamer. The Board unanimously approved this motion.

Thank You

Chairman Benner thanked the residents for picking up trash along the roadways in the Township. He anticipates this becoming an annual event and that more residents will want to participate. Hopefully the weather will improve for next year. Alex Hayes, reporter for the Gettysburg Times, will publish an article to thank the public for picking up the trash along the roads.

Public Comments None at this time.

Planning Commission

Supervisor Gordon made a motion to preliminary approve Jemez, LLC. Three-lot Subdivision Plan on Cold Springs Road, Orrtanna, PA, conditioned on an approved stormwater management plan, seconded by Road Master Deardorff. The Board unanimously approved this motion. Jemez, LLC. handed carried a correspondence from KPI. Inc. stating that they were retained to complete a stormwater management plan for this subdivision.

Police Coordinator Reamer made a motion to grant a 90 days extension, until August 27, 2006, for Harry Rood's five lot addition plan off Five Forks Lane, Fairfield, PA, seconded by Supervisor Gordon. The Board unanimously approved this motion. Mr. Rood is still negotiating a right-of-way with E. Robert Kiehl.

No action was taken on the Larry Fowler One-lot Subdivision Plan at 925 Old Waynesboro Road, Fairfield, PA, because a stormwater management plan has not been submitted.

Supervisor Gordon made a motion to approve Carroll Valley Farm/Jay Edward Deardorff One-lot Subdivision Plan on Carroll Tract Road, Fairfield, PA to be considered as a Preliminary/Final, seconded by Vice-chairman Eckert. The Board approved this motion with Road Master Jay Edward Deardorff abstaining.

Mr. Royer was representing Terry Stem for a proposed subdivision along Mount Hope Road, Fairfield, PA. This proposed plan would include panhandle lots and a private dirt road not in compliance with Township ordinances. Chairman Benner stated that this property was subdivided from El Vista property to allow James Coover sufficient land to improve his septic system not a multiple lot subdivision. Police Coordinator Reamer made a motion to deny the request for a private 25 foot access easement on this property because it does not conform to Township Ordinances, seconded by Road Master Deardorff. The Board unanimously approved this motion. Police Coordinator Reamer made a motion to deny the panhandle lots, seconded by Road Master Deardorff. The Board unanimously approved this motion.

Attorney Jeff Ernico for Empire Homes/McGinley Choice presented three requests for modifications of requirements of the Hamiltonban Township's Subdivision and Land Development Ordinances. These requests were in a correspondence dated May 2, 2006, received by the Township this afternoon, May 2, 2006. The Supervisors first opportunity to review this was a few moments ago. The first request is from Section 804.9 which states that the maximum length of a cul-de-sac is 800 feet. Trimble Court cul-de-sac length is 1,058.08 feet. Empire Homes would be willing to install sprinkler systems in the two effective houses and there is a proposed fire hydrant within 300 feet. The second request is from Section 804.12 directional changes. There are three "L" shaped turns in the townhouse development on Mahone Court. The third request is from Section 803.5 flag lots. There are five flag/panhandle lots. The lot numbers are 6, 52, 53, 44 and 45. Police Coordinator Reamer made a motion to table any action until the Township's engineer, the Board and Planning Commission has sufficient time to properly review these requests, seconded by Supervisor Gordon. The Board unanimously approved this motion.

Mr. Sites referred to a correspondence dated April 17, 2006 requesting the re-zoning of Martha Mae Shryock White Woerner property off the Iron Springs Road and Route 116/Fairfield Road. The request is for a zoning change from Agriculture District to Mixed Residential District. Mr. Sites wants to create an adult village concept which would have a pedestrian friendly atmosphere. His plans for the 17 acres parcel zoned commercial is to create a commercial center with a major grocery store. Mr. Sites has contacted Penn-Dot engineering department for the possibilities for this intersection. In the future a standard 90° intersection at Iron Springs Road and Fairfield Road/Route 116 will be created. A traffic control device may be installed. There would be two separate parcels. One parcel 17 acres and the other parcel 73 acres. These parcels would be considered as condo lots, which would be a new zoning concept for Hamiltonban Township but has been successful in other municipalities. Mr. Sites, Attorney Hartman, Mr. Sites engineer would like to work with the Township Supervisors and the Planning

Commission to create a workable transition plan. The Board did not take any action on this issue at this time. As the Township proceeds with Growing Greener: Conservation By Design (GG: CBD) and regional comprehensive planning this concept and request will be considered.

Supervisor Gordon made a motion to accept with regrets Sharon L. Eberhart Topper's resignation as alternate to the Hamiltonban Township Zoning Hearing Board, seconded by Police Coordinator Reamer. The Board unanimously approved this motion. Chairman Benner made a motion to appoint Carroll "Duke" Martin to the Hamiltonban Township Zoning Hearing Board as the alternate, seconded by Vice-chairman Eckert. The Board unanimously approved this motion.

Supervisor Gordon made a motion to approve the contract with Martin and Martin, Inc. to proceed with GG: CBD with the Natural Lands Trust (NLT) not to exceed \$15,000 a month and to apply for the grant with the NLT, seconded by Vice-chairman Eckert. The Board unanimously approved this motion.

Police Coordinator Reamer made a motion to accept the Hamiltonban Township's Planning Commission submitted review of GG: CBD, seconded by Supervisor Gordon. The Board unanimously approved this motion.

Solicitor's Report

Police Coordinator Reamer made a motion to adopt Ordinance 02-2006 which is repealing Ordinance 03-2005 authorizing the entry into an inter-municipal agreement for the provision of emergency management services, seconded by Road Master Deardorff. The Board unanimously approved this motion.

Solicitor Heiser stated an amended budget for a second class township can be approved with a resolution.

From 8:35 PM to 8:57 PM the Board and Solicitor Heiser had an Executive Session concerning a legal matter.

Carl E. Bower, Jr. of 90 Sour Mash Trail, Fairfield, PA 17320 has not completed all the requirements for his building permit to date, he has until the end of May 2006 to be in compliance. In a correspondence dated May 18, 2005 Zoning Office Nicks outlined what Mr. Bower needed to accomplish before a use and occupancy permit would be issued.

Opening Bids for Re-shingling 23 Carroll Tract Building

The Board of Supervisors opened the bids for re-shingling of the office building at 23 Carrolls Tract Road, Fairfield, PA. The following bids were received: Christian Handyman \$3,459, Coldsmith Roofing \$6,800, Kline Roofing and Siding \$6,821, Stanley Higgs \$7,000, Arentz Roofing \$9,250, Bonded Applicators \$9,288, and Matthew C. Ziegler \$9,383. Road Master Deardorff made a motion to accept the lowest bidder which is Christian Handyman's with a bid of \$3,459 to re-shingle the building at 23 Carrolls Tract Road, Fairfield, PA, seconded by Supervisor Gordon. The Board unanimously approved this motion.

Zoning Officers' Report

Zoning Officer Nicks issued 21 permits for the month of April 2006. One permit was issued for each of the following: fire escape, handicap ramp, family room addition, a

rap around porch, a carport, an addition to a garage, a deck, a garage, and a replacement of a placard. Two permits were issued for well permits and Customary Home Occupations. Three permits were issued for new homes. Six use and occupants permits were issued. He attended three meetings: Supervisors, Planning Commission meetings public and a meeting with Camp Eder for a conditional use request. He completed one inspection for the relocation of a well and he created a guide sheet for Hamiltonban Township's permits. He will correspond with the Nicholas' to have them finish clean-up the of demolition debris from the formal Indian Trail Inn. He worked 42.5 hours, traveled 227 miles, had 53 telephone calls and long distance telephone charges of \$12.49. Vice-chairman Eckert made a motion to approve the April 2006 Zoning Officer's Report, seconded by Supervisor Gordon. The Board unanimously approved this motion.

Treasurer's Report

Supervisor Gordon asked a couple of questions concerning account wording and a budget amount. Vice-chairman Eckert made a motion to approve the April 2006 Treasurer's Report as presented, seconded by Supervisor Gordon. The Board unanimously approved this motion.

May 2006	Income	Expenses	Transfers	Balance
General Account				
ACNB Checking	\$176,427.26	\$58,429.11	\$140,000	\$ 37,436.98
ACBN Saving	11.54			20,758.60
PLGIT	329.81			226,673.53
ACNB CD	776.33			<u>52,638.31</u>
Total Current Assets				\$337,507.42
Sewer Account				
ACNB Checking	1,374.78	901.12		2,942.19
ACNB Savings	5.07			9,124.42
PLGIT	77.66			<u>27,582.97</u>
Total Current Assets				\$ 39,649.58
State Liquid Fuels				
PLGIT Emergency	17.35			4,823.19
PLGIT	317.94	25,728.50		<u>68,653.52</u>
Total Current Assets				\$ 73,476.71

Approval of Expenditures

Vice-chairman Eckert made a motion to approve the April 2006 expenditures, seconded by Police Coordinator Reamer. The Board unanimously approved this motion.

Secretary's Report

Lockwood Business Support Service has completed the annual audit and submitted it to the Commonwealth of Pennsylvania. They had no findings but suggested a couple of changes regarding the 2006 Peterbilt. Vice-chairman Eckert made a motion to accept the Secretary's Report, seconded by Road Master Deardorff. The Board unanimously approved this motion.

Police Report

Police Officer Larmer gave the following April 2006 Police Report. She had 44 complaints, seven arrests, 11 traffic citations, issued six warnings, and nine criminal arrests. She traveled 1054 miles and used 83.5 gallons of fuel. She used her personnel vehicle to attend her legal updates in Dillsburg, PA and some court appearances. She passed all her legal update requirements. She only missed one question. She will need to retake the NIM course because of changes in the rules. On April 25, 2006 from 7:00 AM to 9:00 AM Carroll Valley, Liberty and Hamiltonban Township Police Departments participated in the "Click It or Ticket" program at the Fairfield Area High School. Approximately 528 vehicles entered the school driveway and 82 warnings were issued to encourage drivers to use their seat belts. During National Telecommunication Week Officer Larmer had five pizzas delivered to the Adams County 911 Center. They thanked her for her thoughtfulness.

Supervisor Gordon made a motion to increase the enforcement of Ordinance 87-5 Nuisances for the entire Township, seconded by Police Coordinator Reamer. The Board unanimously approved this motion. In the past this "junk ordinance" was only enforced when complaints were made.

Police Coordinator Reamer made a motion to give Thomas A. Brown of 384 Mount Hope Road, Fairfield, PA a 30-day notice to clean-up his property or be cited, seconded by Supervisor Gordon. The Board unanimously approved this motion. Vice-chairman Eckert made a motion to approve the April 2006 Police Report, seconded by Supervisor Gordon. The Board unanimously approved this motion.

EMA Report

EMA Coordinator Wills had business cards printed and ordered a flagging vest. Debra L. Warthen's insurance company has not paid for the Haz-mat incident on November 28, 2005. Road Master Deardorff made a motion to charge Stephen W. Jacobs \$15.00 for the oil absorbent used for a fuel spill from one of his buses at the intersection of Route 116 and Bullfrog Road, seconded by Police Coordinator Reamer. The Board approved this motion with Chairman Benner voting no. Supervisor Gordon made a motion to approve the April 2006 EMA Report, seconded by Vice-chairman Eckert. The Board unanimously approved this motion. EMA Coordinator Wills is responsible for managing the EMA inventory. Police Coordinator Reamer stated that she and Supervisor Gordon attended a PEMA class at the Adams County Training Center, Gettysburg, PA on municipal official's preparedness on the municipal emergency management plan. She suggested that at a regularly scheduled Board meeting that EMA Coordinator Wills give the Board an update on the Hamiltonban Township Emergency Management Plan.

Road Report

Road Master Deardorff made a motion to purchase through State contract a 2007 Ford F 350 XFT 4X4, with a bed insert spreader, and a nine foot Western snowplow, costing approximately \$34,813 as long as the Township qualifies for 2 % loan from the State seconded by Vice-chairman Eckert. The Board unanimously approved this motion.

Road Master Deardorff made a motion to approve one week rental of a tiger brush mower to trim along the Township roads, seconded by Police Coordinator Reamer. The Board unanimously approved this motion. This mower can cut trees up to four inches in diameter.

The yellow center line will be painted on the 2005 Road Project in the next couple of weeks.

The Supervisors discussed possible road projects for the coming year at the last workshop.

The Township has completed the State Mount Hope Road Bridge inspection consultation and all suggestioned repairs have been completed one year early. Any Township bridge over 20 feet span must be inspected by the State. The bridges at Gum Springs Road/ Zoo Road and Zoo Road/Iron Springs Road are over 20 feet span but are County owned bridges and do not require inspections. All the lower Township roads were mowed. The street light at Zoo Road and Iron Springs Road intersection and Iron Springs and Gum Springs Road intersection has been installed. The 2006 Spring Road Inspection will be May 18, 2006 starting at 4:30 PM at 23 Carrolls Tract Road, Fairfield, PA. The annual bids for aggregate, fuel oil and paving materials items will ready to open at the June meeting.

Police Coordinator Reamer and the other Board members thanked Fairfield Landscaping/Jay Edward Deardorff for trimming the shrubbery and for mulching around the office building at 23 Carrolls Tract Road at no cost to the Township.

Vice-chairman Eckert made a motion to accept the April 2006 Road Report, seconded by Police Coordinator Reamer. The Board unanimously approved this motion.

Sewer Report

Road Master Deardorff stated that the Road Crew has another two days of annual repairs at the spray field. Probes test in the spray field has been completed by Richard Kline. The Chapter 94 report has been received and reviewed by DEP. Vice-chairman Eckert made a motion to approve the April 2006 Sewer Report, seconded by Supervisor Gordon. The Board unanimously approved this motion.

New Business

Supervisor Gordon made a motion to hire Donald and Linda Krietz to clean the office at 23 Carrolls Tract Road, Fairfield, PA, once a month for \$50.00, seconded by Vice-chairman Eckert. The Board unanimously approved this motion.

Police Coordinator Reamer stated that she and Supervisor Gordon have had meetings with Senator Punt and Representative Maitland concerning funding for facility upgrades. They suggested that the Township contact Delta One, a consulting firm, for grants funding. Valley Quarries contacted the Township concerning a land swap, exchanging land behind 23 Carrolls Tract Road for the Township's property off Bullfrog Road. The maintenance shop is a minimum facility. The longer the Township waits to upgrade the facility the more it will cost. Liberty Worship Center Church has contacted Valley Quarries for land behind 23 Carrolls Tract Road, Fairfield, PA. It may be possible to have a long-term lease on the residue property for a public walking trail. Because of a request from Senator Punt's office to use a local engineering firm, C. S. Davidson has been contacted. On May 9, 2006 at 9:00 AM Road Master Deardorff and Police

Coordinator Reamer will meet with C. S. Davidson to look at facilities they have constructed and obtain estimates of cost of the facilities. Police Coordinator Reamer believes now is the time to construct a facility that will service the Township and the residents for the next twenty years.

Old Business

Vice-chairman Eckert made a motion to approve Ken Adams Mechanical, LLC to install an additional air conditioning unit to keep the meeting room comfortable during monthly meetings and other times, seconded by Road Master Deardorff. The Board unanimously approved this motion. This unit was approved last year and again last month but the price increased by \$250.00 since June 2005. The cost for the units will be \$3,450.

Communications

The grand opening of the new Fairfield Post Office will be May 16, 2006 at 10:00 AM at the Fairfield Post Office, Fairfield, PA 17320.

Next Regular Meeting

There will be a workshop with for the Board and Planning Commission with Mr. Cormany from Martin and Martin, Inc. to begin the GG: CBD process on May 9, 2006 beginning at 7:30 PM at 23 Carrolls Tract Road, Fairfield, PA. The topics to be discussed will be lot sizes, percentage of open space, and how to calculate the open space.

The next regular meeting will be June 6, 2006 at 7:30 PM at 23 Carrolls Tract Road, Fairfield, PA 17320

Adjournment

At 10:12 PM Vice-chairman Eckert made a motion to adjourn the meeting, seconded by Road Master Deardorff. The Board unanimously approved this motion.

LuAnn M. Dille
Secretary/Treasurer

James E. Benner
Chairman