

Hamiltonban Township Planning Commission  
23 Carrolls Tract Road, Fairfield PA 17320  
Regular Monthly Meeting Minutes  
August 23, 2022

Chair Betty Izer called the meeting to order at 7:00 PM. She announced that the meeting is being recorded for the sole purpose as a review aid in compiling the written minutes per Resolution 2018-08.

Public comments will be held two times during the meeting at the beginning and at the end of the meeting. The public was asked to announce their name and address and to limit their comments to five minutes.

**Commission Members Present:**

By roll call, members present were: Chair Betty Izer, Calvin Bream, Secretary LuAnn Dille, and Jeff Hardman; Stephen Jacobs via land line telephone.

**Supervisors and Staff/Consultants Present:** Members present: Hamiltonban Township Board Chairman Edward Deardorff, Rob Thealer of the Adams County Office of Planning and Development, and John Golanski of Wm F. Hill-Keller Engineering

**Public Present:** Michael Sites, and Robert Sharrah representing the Michael and Shirley Sites Subdivision at 1765 Mount Hope Road, Fairfield, PA.

**Agenda Review:** Chair Izer made a motion to approve the agenda as present, seconded by Calvin Bream. This motion was unanimously approved.

**Approval of the Minutes:** Chair Izer made a motion to approve the July 26, 2022 meeting minutes, seconded by Calvin Bream. This motion was unanimously approved.

**Public Comment** None at this time.

**Plans:**

**1765 Mount Hope Road**

LuAnn Dille made a motion to recommend that the Hamiltonban Township (HBT) Board of Supervisors approve the extension of Michael and Shirley Sites 1765 Mount Hope Road Subdivision Plan till December 22, 2022. This motion was unanimously approved.

Revised plan was received with a new driveway design which switch back and forth/snake back and forth. Robert Sharrah stated he contacted Adams County Conservation District Rusty Ryan to decide if a NPDES Permit would be required. At this time the permit is not necessary but maybe required at construction. The Sewer plan has been approved by DEP. The HBT Board of Supervisors will need to make the decision on the ordinances concerning panhandle lots.

LuAnn Dille made a motion to recommend that the HBT Board of Supervisors acknowledge the revised driveway design and that the HBT Board of Supervisors decide on the panhandle lots, seconded by Calvin Bream. This motion was unanimously approved.

At 7:11 PM Michael Sites and Robert Sharrah left the meeting.

**New/Old Business:**

Per the HBT Zoning Ordinances, Planning Commission may make recommendations to the HBT Zoning Hearing Board on variances.

**35 Lighting Trail:**

JoAnne R. Buell was seeking a Variance of the HBT Zoning Ordinance Article VIII, Section 375-26 E of the side setback from 20 feet to 16 feet for the construction of a detached storage/garage at 35 Lighting Trail, Fairfield, PA. Calvin Bream questioned the direction of the steep slopes. He did not want to recommend a variance that would cause stormwater issues on the neighbor's property.

Jeffrey Hardman made a motion that the HBT Zoning Hearing Board considered granting the 35 Lighting Trail variance setback from 20 feet to 16 feet, seconded by Chair Izer. This motion was unanimously approved.

**120 Sour Mash Trail:**

Kyle Mullen was seeking a Variance of the HBT Zoning Ordinance Article VIII, Section 375-26 E of the side setback from 20 feet to 3 feet for the construction of a detached storage/garage at 120 Sour Mash Trail, Fairfield, PA. Kyle Muller wants to construct a storage/garage. The HBT Planning Commission thought 3 feet was too small of a setback. It was generally agreed that 3 feet is not sufficient for stormwater management or any other actions on the side to the structure.

Chair Izer made a motion the the HBT Zoning Hearing Board not consider granting the 120 Sour Mash, Fairfield, PA. Variance setback from 20 feet to 3 feet for the construction of a detached storage/garage at 120 Sour Mash Trail, but to allow minimum relief for the construction of a detached storage/garage, seconded by Jeff Hardman. This motion was unanimously approved.

The HBT Proposed Zoning Ordinances for Shooting Range, RV & Tent Hosting, Small Wireless and Driveway Amendments are ready for the final approval process.

The Small Group Committee is currently exploring tent hosting on vacate lots and private lanes/public lanes. The discussion will continue at the September 21, 2022 Small Group Meeting.

**Township Engineer and Planners Comments:** No comments at this time.

**Public Comments:** No Public present

**Next Meeting:**

The next regular HBT Planning Commission will be September 27, 2022, starting at 7:00 PM, at the Hamiltonban Township Municipal Building.

**Adjournment:**

At 7:40 PM the meeting was adjourned.

Respectfully submitted,

LuAnn M. Dille  
Secretary