

Hamiltonban Township Special Meeting
Board of Supervisors and Planning Commission
23 Carrolls Tract Road, Fairfield, PA 17320
August 21, 2017

At 7:10 PM Chairman Gordon called the meeting to order.

Supervisors Present: Chairman Robert L. Gordon, , LuAnn M. Dille, and Coleen N. Reamer. Supervisor J. Edward Deardorff arrived at 8:00 pm. Not present Douglas Woerner

Commission Members Present: Chairman Russell Ryan, Eugene Starbuck and John Iaea. Dave Peters was excused and Steve Jacobs was not present.

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: John Messeder of the *Gettysburg Times*.

Proposed Zoning Ordinance Review:

The Board of Supervisors, Planning Commission, and Staff/Consultant continued to review the draft of the proposed Zoning Ordinance starting with SECTION 1801 ARTICLE XVIII GENERAL USE REQUIREMENTS page 99:

Section P. Heavy Industrial Uses - Rusty suggested that the screening be required on any non industrial parcels.

Section Q Home Occupations - Discussion included size, type, and home impact.

Section R. Junk Yard will need to check to see if Township has an ordinance, other than Nuisance Ordinance. If not this section will need to be amended.

Section S. Landfills - Rob Thaeler explained that the language used is to improve and collate with the current MPC Zoning Ordinance. Typo's noted for resource extraction under S.2.a. should say landfill, and correction of time S.6.b., from AM to PM. PC Chairman Rusty asked if Township roads are 3" thick which Chairman Gordon stated "yes." Supervisor Dille stated that this puts Township in compliance with all requirements for landfills.

Section U. Mobile home Park Ordinance 2012-07 would be allowed with special exception hearing use.

Section V. No-Impact Home Based Businesses language used meets requirements according to the Planning Code for home occupation.

Section W. Produce Stand lots of previous discussion with concerns about safety issues and street access, thresholds need to be set. Currently no vendor ordinance but is one needed. Typically not included in zoning ordinance.

Section X. Recycling Facility Rob Thaeler to check with Becky Redman to see what Adams County regulations state, as DEP does require permits, therefore is should be standard regulations.

Section Y. Rental Storage standard language, vehicles includes boats; does require both fence for security and landscape buffer.

Section Z. Resource Extraction standard language, similar to what is in place now and that of landfill.

Section AA. Restaurants with Drive Through Service is similar to Section BB. Retail Sales with Drive-Through Service special exception to ensure proper access and exit public street.

Section CC. Shopping Center unified management is property under one owner site.

Section DD. Single Family Attached Dwellings which are townhomes. Supervisor Reamer voiced concern with the number of eight (8) dwelling units. Rob Thaeler suggested using county which is six (6). Language includes architectural design which includes three different styles, does not include color.

Section EE. Wireless Communications covered next five pages is from current Township Ordinance and to incorporate better. It includes the DAS right-of-way which will keep for now and if necessary amend later if state law changes. Section GG. Is Outside of right-of-way which is standard language. Sequence of numbers will be corrected, JJ. Before HH. which Rob Thaeler will do.

HH. Vehicle Service Section 5. illuminated to avoid traffic and home owners glare. This section will also handle service garages as well as fuel sales.

Section II. Infill Development intent is to make sure it blends and consistent with surrounding properties.

ARTICLE XIX page 119 Parking standards tried to cover every use adequate. Tried to avoid standards which includes employee count which changes. Discussion on camps and retreat center, and produce stands. Section include parking designs which includes walkways, access, circulation drives, landscaping and illumination. Does grass or field parking need to be included, as it does include overflow parking language. Special events ordinance may be needed. Page 127 Section F. is a typo.

Rob Thaeler will advise what Adams County will be doing with special event zoning in the near future, which will include farm market agriculture.

Chairman Gordon announced that the next Zoning Ordinance two workshops would be held at 7 PM on September 25, 2017 and October 23, 2017.

Other Business:

Next meeting September 25, 2017 for joint Planning Commission and Board of Supervisors.

Adjournment. At 8:38 PM Supervisor Dille motioned to adjourn the meeting. Seconded by Chairman Gordon. Planning Commission and the Board unanimously approved this motion.

Nina Garretson
Secretary/Treasurer

Robert L. Gordon
Chairman