

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Reorganization and Regular Monthly Meeting Minutes

January 23, 2018

Commission Members Present: Russell Ryan, Stephen Jacobs, David Peters and Gene Starbuck. John Iaea was excused. There was a quorum.

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, attended.

Public Present: John Messeder of the *Gettysburg Times*, Supervisor Robert Gordon, Betty and Mike Pue, and Clifford Frost were present.

Reorganization Meeting: At 7:00 PM Chairman Russell Ryan called the Reorganization meeting to order and announced that the meetings are being recorded for the sole purpose as a review aid in compiling the written minutes. Chairman Ryan then appointed David Peters temporary Chairman for the purpose of electing a Chairman. David Peters made a motion to nominate Russell Ryan for Chairman which was seconded by Gene Starbuck. There were no other nominations and the motion passed.

Russell Ryan resumed the role of Chairman and called for nominations for Vice Chairman. Dave Peters motioned for Gene Starbuck to be Vice Chairman. Steve Jacobs seconded the motion. There were no other nominations and the motion passed.

Gene Starbuck made a motion to nominate Dave Peters for Secretary which was seconded by Steve Jacobs. There were no other nominations and the motion passed.

Lastly Dave Peters made a motion to approve the 2018 meeting dates all held on the fourth Tuesday of each month except for the month of December when the meeting will be held on the third Tuesday. Gene Starbuck seconded the motion which was then passed.

At 7:05 Steve Jacobs motioned to adjourn the reorganization meeting. Gene Starbuck seconded. The Reorganization Meeting was adjourned.

Regular Meeting: At 7:05 PM Chairman Russell Ryan called the January Planning and Zoning Commission meeting to order.

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

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, were present.

Public Present: John Messeder of the *Gettysburg Times*, Supervisor Robert Gordon, Betty and Mike Pue, Clifford Frost, and Chuck Reid of the Strawberry Hill Nature Preserve were present.

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

Approval of the Minutes: Since there was no Planning Commission meeting in December 2017, Steve Jacobs motioned to approve the November 28, 2017 meeting minutes. Gene Starbuck seconded. The motion was passed.

Public Comment: Chuck Reid said Strawberry Hill Nature Preserve has entered into an Agreement of Sale with The Conservation Fund for the purpose of selling all but 41 of its acres to Michaux State Forest. He presented a sketch plan showing the retained 41 acres and the parcels to be sold and said a formal plan would be submitted before the Planning Commission's next meeting.

Clifford Frost stated he wanted to discuss the proposed Zoning Ordinance but by mutual consent it was decided to allow him to do that later in the agenda when the Zoning Ordinance will be discussed.

Plans:

- a. Iron Springs Plaza (ISP) Plan:** No action was needed at this.
- b. Adams Electric - Suncrest Trail and Mount Hope Road:** Since no action was needed at this time there was no discussion.
- c. 1661 Cold Springs Road - Nicholas Kalathas:** No action was needed at this.
- d. 465 Water Street - Carmel of Jesus, Mary, and Joseph:** Since no action was needed at this time there was no discussion.

New/Old Business:

a. Zoning Revision Discussion: At this time the floor was opened to Cliff Frost who said he wanted to discuss some property designated as Village Mixed Use on the proposed Zoning Map. But before doing so he said he wanted to attend the proposed Zoning Ordinance workshop held on January 22 but was not informed of the meeting. Supervisor Gordon explained the meeting was advertised in the *Gettysburg Times* as required by law. Betty and Mike Pue also said they had wanted to attend the workshop but did not know that it was scheduled. Supervisor Gordon said all regular meeting dates are posted on the township website and in the future the township would also post the dates of special meetings on its website.

Next Cliff Frost, Betty and Mike Pue said they had wanted to see the draft Zoning Ordinance but were repeatedly told they could not see it. Cliff Frost said he understood Commonwealth Law allowed the Supervisors to keep the draft zoning ordinance from the public, but it did not prevent them from releasing it. Supervisor Gordon explained that the decision not to release the draft zoning ordinance while it was evolving was the recommendation of the Township Solicitor. However, Supervisor Gordon said now that the draft has been finalized he would like to see it made available to the public. The Township Planning Consultant said before the end of the week he would have an electronic copy marked "DRAFT" which could be posted on the Township website. Supervisor Gordon said a copy of that document would also be printed and made available for the public to read in the township office.

Cliff Frost then correctly pointed out that the property about which he is concerned was not listed as an area for growth in the 2015 Southwest Adams County Comprehensive Plan and requested the Planning Commission explain why they were recommending it be placed in the Village Mixed Use District in the new proposed zoning. Rob explained the Commission's thought processes that led to the Mixed Village Use decision. After a long discussion with Cliff Frost, Rob recommended that the Planning Commission take the time until its February meeting to consider Cliff Frost's comments and any other public comments which may result from the imminent release of the final draft of the proposed Zoning Ordinance. Rob also recommended the Planning Commission wait until its February meeting to schedule the Public Meeting required to formally release the proposed Zoning Ordinance to the public. Dave Peters motioned that the Commission accept both of Rob's recommendations which was seconded by Gene Starbuck. The motion passed.

Township Planner's Report: No further comments were given.

Township Engineer's Report: Fred pointed out that one factor in the Planning Commission's Village Mixed Use decision which Rob forgot to mention was the goal to increase commercial opportunities in the township. The Village Mixed Use District would allow for small-scale neighborhood-oriented commercial use.

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.

- Board of Supervisors Meeting - February 6, 2018.
- Parks and Recreation Commission - February 13, 2018.
- Board of Supervisors Workshop- February 22, 2018.
- Planning Commission - February 27, 2018.

Adjournment: At 8:20 PM Steve Jacobs motioned to adjourn the meeting. Dave Peters seconded. The meeting was adjourned.

Respectfully submitted,

David Peters
Hamiltonban Township Planning and Zoning Commission Secretary