

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

September 22, 2015

At 7:00 PM Chairman Russell Ryan called the meeting to order. Secretary David Peters announced he was recording the meeting for the sole purpose of preparing the minutes.

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

Staff/Consultants Present: Rob Thaeler of the Adams County Office of Planning and Development, Township Planning Consultant was present. Jason Reichard of C.S. Davidson, Inc., Township Engineer was excused.

Board of Supervisors Present: None.

Public Present: None.

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

Approval of the Minutes: John Iaea motioned to approve the August 25, 2015 meeting minutes as written. David Peters seconded. The motion carried unanimously.

Public Comment: None.

Plans:

- a. **Eugene Robert Kiehl Revocable Trust, Jacks Mountain Road, Minor Subdivision Plan:** Chairman Ryan stated for the record that the Commission has received the proposal to subdivide an 11.5 acre residential lot from an existing 63.7 acre lot. Since there was no applicant present and neither the township Planning Commission nor the Adams County Office of Planning and Development has yet reviewed the proposal, Chairman Ryan said the Commission would review the application at its next meeting.
- b. **Carmel of Jesus, Mary and Joseph:** No action was needed at this time by the Commission but Chairman Ryan noted that the applicant was notified on September 1st by the Adams County Conservation District that its completeness review was successfully concluded and consequently the District has begun its review on the technical merits of the application for a permit on storm water discharges. The township received a copy of the Conservation District notification on September 8th.

Chairman Ryan also noted that the applicant was informed on September 14th by the Commonwealth Department of Environmental Protection of three technical deficiencies in its Sewer Module which need to be addressed in 30 days. A copy of the DEP letter was received by the Township on September 21st.

c. **Iron Springs Plaza:** Since no action was needed at this time there was no discussion.

New/Old Business:

a. **Zoning Revision Discussion:** Rob said that due to unanticipated loss of work time, he was not able to prepare a set of several proposed accompanying maps for the new ordinance for the Planning Commission's consideration as planned, but would do so for its October meeting. Article I (GENERAL PROVISIONS) through Article V (LAND CONSERVATION DISTRICT) were discussed in detail page-by-page by the Commission. Typographic errors were noted as were a number of omissions of cross-references. Several definitions in Article II were discussed and clarified. To complete the Junk Yard definition, Rob said he will check with the township Secretary to see if the Township has an existing Junk Yard Ordinance. Chairman Ryan tasked the Commission to be prepared to continue the review process for Article VI (RURAL RESIDENTIAL DISTRICT) through Article XI (MIXED-USE CORRIDOR DISTRICT) for its meeting in October.

Township Planner's Report: Rob told the Commission that the Adams County Office of Planning and Development is in the process of putting together a training program on the subdivision planning review process, probably to be held one evening in early November. Rob said he would notify by email the Township Board of Supervisors and Planning Commission as soon details are available.

Township Engineer's Report: None.

Township Meeting Dates: The following public meetings will be held at the Township Office at 23 Carrolls Tract Rd. at the local prevailing time of 7:00 PM.

- A. Board of Supervisors Workshop - September 24, 2015.
- B. Board of Supervisors - October 6, 2015.
- C. Recreation and Parks - October 13, 2015.
- D. Planning Commission - October 27, 2015.

Adjournment: At 8:12 PM John Iaea motioned to adjourn the meeting. David Peters seconded. The motion carried unanimously.

Respectfully submitted,

David Peters
Township Planning & Zoning Commission Secretary