

Hamiltonban Township Board of Supervisors
23 Carrolls Tract Road, Fairfield, Pa 17320
Board of Supervisor's Workshop Meeting Minutes
Planning Commission Invited
January 25, 2007

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

Planning Commission: Chairman Curtis Musselman, Vice-chairman Stephen W. Jacobs, Secretary Pamela Wiehagen, and Guy Donaldson William Shriner was absent

Others Present: Timothy Cormany from Martin and Martin, Inc., Secretary/Treasurer LuAnn Dille, Zoning Officer Milton Nicks

Public: William and Cindy Deardorff, Barbara Nicks, Dale and Doreen Premo, Harry Rood, Melvin and Thelma Strausbaugh, and Douglas Woerner

At 7:36 PM Chairman Benner called the meeting to order. He stated that the Board of Supervisors held an Executive Session at 7:00 PM tonight to discuss some personnel issues.

Mr. Cormany congratulated Hamiltonban Township for a successful Growing Greener: Conservation By Design open house on January 10, 2007. The open house was well attended with positive comments. There was good newspaper coverage. He believes Growing Greener: Conservation By Design ordinances are ready for a public hearing. A possible date for the public hearing may be April 12, 2007 at the Fairfield Area School District middle/high school cafeteria, starting time 7:00 PM. It was generally agreed to proceed with the public hearing with the Growing Greener: Conservation By Design in the Agriculture Zoning District and Low Density Residential Zoning Districts. There was a brief discussion to include requiring the Growing Greener: Conservation By Design site analysis for all zoning districts.

Other items to be included at the public hearing are:

1. Age Qualified Housing
2. Agriculture Nuisance Disclaimer
3. Changing the plan review submission deadline from 10 working days to 21 calendar days not including the day of the meeting
4. Bus Stop Setback with a minimum setback 10 feet off road right-of-way, maximum cumulative area of 50 square feet per property
5. Adopt the Water Impact Study Ordinances
6. Map amendments for the Mae Woerner property and for two properties surrounding Valley Quarries

Mr. Cormany will create the final copies of the above items and complete the necessary processes for the public hearing to include the proper Adams County Planning and Development reviews processes.

There was a long discussion on private right-a-ways, private roads and shared driveways. It was generally agreed to proceed with allowing some subdivisions off existing private road and the creation of new private roads with Township's specifications. Zoning Officer Nicks drafted a six page document dividing private roads into two types: Type A being existing private roads, Type B being proposed private roads. Under each type were classes. Mr. Cormany will research ordinances that will allow subdivisions off existing or new private roads for the next meeting. He will include emergency service road requirements.

With allowing a subdivision off a private road or creating a new private road within new subdivision most of the problems with panhandle or flag shape lots should be eliminated. There should be some guidelines on where panhandle lots will be allowed and allowing only the driveways in the handle. The length of the panhandle was discussed. Structures should be constructed in the main portion of the panhandle lot. Mr. Cormany will research ordinances concerning panhandle lots.

There was a discussion on how to help the Strausbaugh subdivide their property within Hamiltonban Township Ordinances.

The next Joint Workshop to continue discussing private roads, private bridge and panhandle lots will be February 15, 2007, starting at 7:30 PM at 23 Carrolls Tract Road, Fairfield, PA 17320.

At 9:41 PM the meeting was adjourned.

Secretary/Treasurer
LuAnn M. Dille

Chairman
James E. Benner