

Hamiltonban Township Planning Commission  
23 Carrolls Tract Road, Fairfield PA 17320  
Annual 2021 Report

Planning Commission members: Chair Betty Izer, Vice-chair Stephen Jacobs, Secretary LuAnn Dille, Calvin Bream, Sherry Roger Frost

Consultants: Fred Heerbrandt, John Golanski and Erik Vranich engineers from Wm. F. Hills & Associates, and Rob Thealer Adams County Planning and Development

The Planning and Zoning Commission's activities for the year 2021 are herein summarized. Full information is available in the minutes located on the Hamiltonban Township (HBT) Website and Plan files are located at the Hamiltonban Township Municipal Office, 23 Carrolls Tract Road, Fairfield, PA 17320.

Plans on the 2021 year's agenda involved a variety of submissions requiring review by the Planning and Zoning Commission members, the Township Engineers Fred Heerbrandt, John Golanski and Erik Vranich of Wm. F. Hill and Associates, Zoning and Code Enforcement officer Wilbur Slothour, of Land and Sea, Inc., the Township's Planner Rob Thealer of the Adams County Office of Planning and Development,

### **2021 Subdivision Review**

#### **January Meeting**

1661 Cold Springs Road Kalathas Plan was withdrawn

301 Lost Limb Lane Farace stormwater management plan is incomplete

1537 Mount Hope Road Strawberry Hill Foundation two lot subdivision was approved

465 Water Street Strayer Zoning Hearing submission was incomplete

Swamp Creek Lane Mount Hope Petrus Holding drafted a zoning amendment for removing the maximum lot size for place of worship

Rob Thealer started to review the swimming pool ordinance and possible changing special exceptions to permitted uses in zoning districts ordinances.

#### **February Meeting**

301 Lost Limb Lane Farace Land Development Plan was conditionally approved

465 Water Street Strayer Table until Zoning Hearing Board Review

Swamp Creek Lane Petrus Holding 90 day extension requested

Rob Thealer was drafting several zoning and subdivision amendments

#### **March Meeting**

465 Water Street Strayer This plan was conditionally approved

Swamp Creek Lane Petrus Holdings no new submissions therefore no taken taken

Zoning Amendment Place of Worship was approved, which was drafted by Rob Thealer

HBT Planning Commission is to review the HBT Subdivision and Land Development (SALDO) and HBT Zoning Ordinances amendments and the minor amendments due to codification

#### **April Meeting**

Swamp Creek Mount Hope Road No discussion, no actions

335 Swamp Creek Petrus Holding was tabled to next meeting

There will be some Subdivision and Land Development; and Zoning Amendments because of codification

Sharrah Design Group submitted a zoning amendment for residential housing in the commercial zone district

1661 Cold Springs Road Kalathas subdivision, Mr. Kalathas consulted with Fred Heerbrandt concerning the private road requirements

There was a Conservation By Design small group meeting for the Gettysburg National Golf Course possible subdivision plan

### **May Meeting**

Alexander's Plumbing consult about building a 47 X 30 foot structure to store their equipment at the business location on Fairfield Road, Fairfield

Swamp Creek Mt Hope Road Petrus Holding Plan was withdrawn

335 Swamp Creek Lane Petrus Holding The Sewage Facilities Planning Module Component 4A was not approved to allow Chair Betty Izer to sign

1765 Mount Hope Road Michael and Shirley Sites no action taken

Commercial Zoning Amendment continued to be discussed as to allowing residential housing in a commercial zone

Rob Thealer is continue to draft permitted by uses versus exception uses ordinances

A committee was formed to start drafting changes in some zoning and subdivision ordinances, two supervisors, two planning commission members and consultants

There was a second small group meeting of the Gettysburg National Golf Course possible subdivision

The Petrus Holding Component 4A was move to the HBT of Supervisors

### **June Meeting**

335 Swamp Creek Lane Petrus Holdings Component 4A Chair Betty Izer was approved to sign the Component 4A

1765 Mount Hope Road Michael and Shirley Sites no action taken

There was no small group ordinance review meeting

There will be a meeting soon for the commercial zoning amendment

Sherry Roger-Frost request HBT revise the riparian buffer ordinances

335 Swamp Creek Robert Gordon stated that the HBT Board request that the sewer maintenance agreement and all inspection be completes and submitted to HBT

### **July Meeting**

1765 Mount Hope Road Micheal and Shirley Sites 90 day extension requested

The Commercial Zoning Amendment was extensively discussion

### **August Meeting**

Continue Commercial Zoning Amendment discussion

Rob Thealer continue zoning amendment changes

A motion was made not to approve an commercial zoning amendments

Sherry Roger-Frost distributed information on riparian buffers

### **September Meeting**

Comments were made by the Watershed Alliance of Adams County apposing the sewer system at 225 Swamp Creek Lane

1765 Mount Hope Road Micheal and Shirley Sites another 90 day extension was requested

225 Swamp Creek Lane-Petrus Holding tabled until next meeting

Gettysburg National Golf Course subdivision process continues

SGI Minor Subdivision Plan submitted but not in time for formal review, tabled till next meeting

The subdivision and land development and zoning ordinances were approved to move to the HBT Board of Supervisors  
Riparian Buffers information was discussed  
It was suggested to draft an ordinance concerning recreation vehicle, their uses and length of time uses

### **October Meeting**

1765 Mount Hope Road Micheal and Shirley Sites no action taken  
225 Swamp Creek Lane Petrus tabled till next meeting  
Northern Tract Quarry Speciality Granules LLC SGI revised plans were submitted and reviewed by HBT consultants but Planning Commission members did not have time to review, this was tabled til next meeting  
Formal adoption process for SALDO changes for lot additions, estate lots and swimming pools are being completed by the HBT Board of Supervisors  
Zoning Ordinances Amendments for moving some uses from special exception to permitted by right is continuing  
The Amended Commercial Zoning Ordinance was approved  
Riparian Buffer Ordinance Amendment table again  
It was noted that the Fairfield Municipal Authority may not have the capacity for the two possible subdivision proposed in HBT

### **November Meeting**

1765 Mount ope Road Micheal and Shirley Sites no action taken  
225 Swamp Creek Lane Petrus this plan was conditional approved  
Northern Tract Speciality Granules LLC process continued, a waive was granted for different scale of 1to 200feet not the standard 1” to 100 feet  
465 Water Street Carmel of Jesus, Mary and Joseph want to build a 400 foot ice house but plans were incomplete  
A Zoning Hearing was schedule for previous discussed commercial ordinance amendments  
Riparian buffer discussion was tabled again  
More amendments were suggested for wireless communication and towers, short term rentals and commercial target/shooting ranges

### **December Meeting**

1765 Mount Hope Road Micheal and Shirley Sites granted a 90 day extension  
Northern Tract Quarry Specialty Granules LLC. Land Development Plan conditional approved  
Parcel 18A17-00174-000 Iron Springs Road(Furnace Road) lot addition in Franklin Township but part of property is in HBT, no action needed to be taken in HBT  
Small Group Ordinances Committee did not meeting in December but will meeting January 19, 2022; Rob Thealer is continue drafting the three amendments previously suggested by the Committee  
Riparian Buffer Ordinance possible amendments table till spring per Sherry Roger-Frost, she believes there is a conflict between HBT Ordinances and DEP Ordinances and regulations  
2251 Cold Springs Road Orrtanna, PA., Planning Commission recommends that the HBT Supervisor and HBT Zoning Hearing Board be aware that the current septic system at this location needs to be review by HBT Sewer Enforcement Officer, the current septic system was designed for three bedroom not five bedroom, and that the parking and landscaping may be to be revised.  
465 Water Street -Ice House -Carmel of Jesus, Mary, and Joseph no taken taken as no new information

The 2022 Meeting schedule was approved

Respectfully submitted,

LuAnn M. Dille  
Secretary