

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield PA 17320

Regular Monthly Meeting Minutes

Platform Startingmeeting.com

May 26, 2020

Chair Betty Izer called the meeting to order at 7:00 PM. She announced that the meeting is being recorded for the sole purpose as a review aid in compiling the written minutes per Resolution 2018-08.

Public comments will be held two times during the meeting at the beginning and at the end of the meeting. The public was asked to announce their name and address and to limited their comments to five minutes.

Commission Members Present:

Because of Covid 19, Commission members used Platform Startmeeting.com. Members in attendance by computer were: Cal Bream (he was also on phone line), Sherry Rogers Frost, and LuAnn Dille. By telephone: Betty Izer and Stephen Jacobs.

Supervisors and Staff/Consultants Present: By telephone: Supervisor Robert Gordon, , Fred Heerbrandt, Township Engineer of Wm. F. Hill & Associates Fred Heerbrandt (left at 7:37 but out at 7:33 – he was in and out 4 times). Nina Garretson Hamiltonban Township Secretary/Treasurer. Rob Thaleler of the Adams County Office of Planning and Development was furloughed per Adams County Commissions, therefore he could not attend the meeting

Public Present: By telephone: Chad Farace of 301 Lost Limb Lane, Fairfield, PA, who left at 7:27PM

Approval of the Agenda: The Commission approved the May 26, 2020 Agenda by general agreement.

Approval of the Minutes: Betty Izer made a motion to approve to the January 28, 2020 regular and reorganization minutes as written seconded by Stephen Jacobs. The motion carried.

Public Comment:

Chad Farace believes that Dennis Kauffman Surveying has submitted the necessary plans. Fred Heerbrandt email of February 7 stated a land development plan was needed. Land and Sea Services correspondence dated September 6, 2019 also stated a land development plan needed to be submitted. What was distributed was a plot plan which does not have the proper information required by Hamiltonban Ordinances. The land development plan needs to be submitted for proper review before Hamiltonban Planning Commission can make a proper recommendation to the Hamiltonban Supervisors. Mr. Heerbrandt was OK with Mr. Farace not submitting a stormwater plan as long as less than 5,000 square feet of land was disturbed. Mr. Farace believed he does not need a stormwater management plan as less than 5,000 square feet of land was disturbed. Mr. Farace has a commercial business in Woodland Conversation Zoning District, which is a non-forming use/grandfathered. The business uses Pot-A-Johns. This will need to be reviewed by the Hamiltonban Township Sewer Enforcement Office-KPI, Inc. when the land development plan is submitted. Mr. Heerbrandt is willing to assist Mr. Farace and Dennis Kauffman Surveying to create the proper land development plan. Mr. Farace was upset that he has already had expenses of \$5,000 and does not have an approved plan. He stated he may stop the business at this time with the Covid19 suggestions preventing events this year. Mr. Heerbrandt explained if the business ceases then the business could not be able to start back at a later date as it would be considered a new business which is not permitted in the Woodland Conversation Zoning District. Mr. Farace stated there are Air B and B in the Township which are not permitted and do not have to complete paper work as he is being required to do. Supervisor Gordon explained that an ordinance has just been passed to require certain requirements for Air B & B. The Township is not requiring Mr. Farace to draft a land development plan for structures before ordinances passed in 1993 just the structures since the ordinance was passed.

At 7:27 PM Mr. Farace left the meeting.

New Business

Chair Izer stated that Floodplain Ordinance 2020-04 have been properly reviewed by a number of organizations including the Hamiltonban Township Solicitor. There were no questions in-advance from the public. Secretary Dille made a motion to recommend that the Board of Supervisors proceed to complete the proper advertising for the adoption of the Floodplain Ordinance 2020-04, seconded by Chair Izer. After a roll call vote the motion was unanimously approved. Mrs. Frost questioned if this ordinance was apart of other ordinances. The Floodplain Ordinance is a stand alone ordinance. This ordinance is replacing Ordinance 2009-01. Federal Emergency Management Agency has completed studies and has created updated floodplain maps. The maps have been reviewed by Township Board and Planning Commission. Supervisor Gordon stated that this ordinance must be passed by June 30, 2020 or property owners may lose their flood insurance.

Chair Izer welcomed Calvin Bream to the Planning Commission. The Planning Commission now has all five members. It will be nice to work together as a full commission.

There were no comments from Mr. Heerbrandt.

There was no other public comments.

At 7:37 Chair Izer made a motion to adjourn the meeting , seconded by Mr. Jacobs.
This motion was unanimously approved.

Township Meetings: The following public meetings will be held at the Township Office at 23 Carrolls Tract Rd., unless otherwise noted, at the local prevailing time of 7:00 PM

Board of Supervisors Meeting June 3, 2020
Parks and Recreation Commission June 9, 2020
Board of Supervisors Meeting June 16, 2020
Planning Commission June 23, 2020

Respectfully submitted,
LuAnn M. Dille
Planning Commission Secretary