

Hamiltonban Township Special Meeting
Board of Supervisors and Planning Commission
23 Carrolls Tract Road, Fairfield, PA 17320
February 25, 2019

At 7:00 PM Chairman Deardorff called the meeting to order.

Supervisors Present: Chairman J. Edward Deardorff, Robert L. Gordon, LuAnn M. Dille, D. Bradley Martin, and Douglas Woerner.

Commission Members Present: Chairman Russell Ryan, John Iaea, and Betty Izer. David Peters and Stephen Jacobs were excused.

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 Attendees: Steve Reid, Hazel Kealey, Linda Williams, Sherry Frost, Cliff Frost and John Messeder with *Gettysburg Times*.

Proposed Zoning Ordinance Review:

Continuation by the Board of Supervisors, Planning Commission, and Staff/Consultants to review the draft of the proposed Zoning Ordinance. Rob Thaeler gave overall summary and stated the text changes have been incorporated. Discussion of map changes made, but current maps not available as yet. Three areas were changed: property on Whippoorwill which was split in open space goes to rural residential; two properties on Carrolls Tract added to single family residential from agricultural; SGI owned property which they are mining, was rural residential goes into industrial. Rob stated other corrections are typographical.

Added and/or changed items included short term vacation rentals and home stays, which are in addition to bed and breakfast; museums permitted as a use; event venues, with hours operated, sound, property size, setbacks; golf courses, which current one located in single family residential; wineries, breweries, cideries permitted in agricultural, and if larger operation industrial; medical marijuana according to Act 16, dispensary, grower/processing, transportation facility, academic research facility, with prescribed standards as PA state law supersedes municipality. Term resource management definition defined. Adjustment to places of worship to accommodate residential component expanded. Vendors and food truck signs, performance requirements such as parking. Added cell towers, broadband and facilities as FCC guidance has shot clock and networks treated as one application. Agribusiness operations reviewed; food markets/convenience stores, charging stations, beer sales, liquid gas containers language added. Catch all provisions per case law municipality must allow all uses, by zoning hearing board review and consistent with other uses can be allowed. Sign standards

added in village and village mixed-use. Daycare and group homes dealt with different levels per Department of Health included in home occupation language and language for larger facilities. Under Federal Fair Housing Law group homes have special protections. Rob stated the zoning map will be forth coming.

Supervisor Dille asked if ordinance is in compliance with DEP with watershed improvement plan and Rob explained that the WHIP 3 process with Adams County details further storm water management and could be under state law. Fred said mines would be covered under the NPDES application, and that the Floodplain Regulation Ordinance of 2009 regulates development.

Rob detailed process moving forward, that the Planning Commission will hold public meeting, followed by public Q and A session; then Planning Commission will recommend to the Board of Supervisors; who will then advertise and hold public hearing for comments; followed by Board of Supervisors adoption date. Rob stated the Township goes beyond what state law requires regarding notification of public hearings. Once changes have been made and reviewed, approved by Board of Supervisors and Planning Commission the new draft will be made public.

Adjournment. Vice-Chairman Woerner motioned to adjourn at 8:37 PM, and by unanimous decision, Chairman Deardorff adjourned the meeting.

Respectfully submitted,
Hamiltonban Township

Nina Garretson
Secretary/Treasurer

J. Edward Deardorff
Chairman, Board of Supervisors