

Hamiltonban Township Planning Commission  
23 Carrolls Tract Road, Fairfield PA 17320  
Regular Monthly Meeting Minutes  
July 26, 2022

Chair Betty Izer called the meeting to order at 7:02 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 limit their comments to five minutes.

**Commission Members Present:**

By roll call, members present were: Chair Betty Izer, Calvin Bream, Secretary LuAnn Dille, and Jeff Hardman; Stephen Jacobs via land line telephone.

**Supervisors and Staff/Consultants Present:** Members present: Hamiltonban Township Board Chairman Edward Deardorff, Rob Thealer of the Adams County Office of Planning and Development, and John Golanski of Wm F. Hill-Keller Engineering

**Public Present:** Patrick Naugle Vice-president of the Water Shed Alliance, 650 Red Patch Avenue, Gettysburg, PA, Robert Sharrah of Sharrah Design Group, Jason Wolfe of C. S. Davidson, Inc., and Laurel Fischer Mueller CPSS, Principal Soil Scientist President of Soil Service Company, Inc.

**Agenda Review:** Chair Izer made a motion to approve the agenda as present, seconded by Stephan Jacobs. This motion was unanimously approved.

**Approval of the Minutes:** Chair Izer made a motion to approve the June 28, 2022 meeting minutes, seconded by Jeff Hardman. This motion was unanimously approved.

**Public Comment** None at this time.

**Plans:**

**1765 Mount Hope Road-Michael and Shirley Sites**

John Golanski stated this parcel of land has very steep slopes that will impact the driveways designs. In the past Hamiltonban Township (HBT) has had issues with improperly designed steep slope driveways with stormwater on HBT Roadways. This impacts the public roads and causes public expenses. Stormwater Management Plans, and Erosion and Sediment Plans would be needed for the driveways and building sites. Rob Thaeler stated dwelling locations will be limited because of the steep slopes. This plan has two flag lots/panhandle lots. In Adams County Planning and Development (ACP&D) initial review correspondence stated that the flag lots do not comply with HBT Ordinances. The initial plan had three lots and a shared driveway. Robert Sharrah stated there is correct site distances for the updated driveway designs. The revised plan has two soil sites for each of the two flag lots and now separate driveways.

To comply with HBT Ordinances, flag lots can be utilize to conserve a feature.

LuAnn Dille made a motion to deny the 1765 Mount Hope Subdivision of Michael and Shirley Sites because the flag lots to not comply with the HBT Subdivision and Land Development Ordinance 320-29.F and the future steep slope driveways designs requirements, seconded by Chair Izer. This motion was unanimously approved.

Robert Sharrah left the meeting.

### **Whippoorwill Lane (Deer Tract lane) Parcel 18B13-0003AA-000 Douglas and David Kump**

On July 6, 2022 Solicitor Battersby reviewed the new subdivision right-of-way design. It was determined that there would be no issues with shortening this right-of-way since no landlocked parcels would be created and all parcels would continue to have suitable access.

With the three parcels proposed to be combine into one lot, HBT Ordinance Section 320-21.A21 requires a new deed for the enlarged lot. Supervisor Deardorff stated the lots are being combined to qualify for Clean and Green Tax Credit.

Chair Izer made a motion to recommend that the HBT Supervisors approve Whippoorwill Lane Parcel 18B13-0003AA00-Douglas and David Kump Subdivision Plan with the condition that HBT and HBT Solicitor are provided and review the draft deed for the enlarged property as require by HBT Subdivision and Land Development Ordinance Section 320-21.A21, seconded by LuAnn Dille. This motion was unanimously approved.

LuAnn Dille made a motion to approve the Request for Planning Waiver and Non-building Declaration for Whippoorwill Lane Subdivision and approve Chair Izer to sign this document, seconded by Jeff Hardman. This motion was unanimously approved.

### **335 Swamp Creek Lane-Petrus Holdings**

Laurel Fischer Mueller stated Component 2 and Component 3A are different than the recently submitted Component 4A. A incorrect legal notice was placed and now the correct legal notice has been placed with 30 day Public Comment Period. All comments will be considered.

Laurel Fischer Mueller reviewed the Adams County Watershed Alliance of Adams County (WACC) correspondence presented at the last HBT Planning Commission meeting point by point. The WACC comments 1 though 3 to not apply to the new submission Component 4A.

The new application is A3-01918-217-3S per Department of Environment Protection Agency (DEP) State issued permit. She responded to the WACC Item 4 stating there is no stream discharge into the Swamp Creek Exceptional Quality Stream. Laurel Fischer Mueller stated this is no discharge into a stream but into the landscape/mini-mounts. Laurel Fischer Mueller explained the 335 Swamp Creek Sewer System Design. This is a very complex system which is planned to comply with DEP regulations with monitoring and reporting. This plan will need to proceed through DEP for their approval.

Calvin Bream asked if this design is currently being used in Pennsylvania. She responded yes at 225 Swamp Creek Lane and probably 500 dip systems in Pennsylvania. The pre-treatment component is relatively new.

John Golanski stated the 335 Swamp Creek Sewage Facilities Planning Module Component 4A-Municipal Planning Agency Review, Municipal Section has been completed with no issues noted. Approving this section does not approve the Sewage Facilities Planning Module Component 4A.

Laurel Fischer Mueller stated that according to a soil study there are no wetlands in the area of this subdivision.

The ACP&D will need to complete and sign the Municipal Section of Component 4A. Rob Thaeler stated that the ACP&D is reviewing the ordinances concerning this plan and not the technical design of the sewer module.

Patrick Naugle wants to ensure that the WACC comments will be considered with this new submission to DEP and HBT Board of Supervisors.

Chair Izer made a motion to allow herself as Chair of HBT Planning Commission to sign Sewage Facilities Planning Module Component 4A-Municipal Planning Agency Review; Municipal Section, and to move this forward to the HBT Board of Supervisors, seconded by Jeff Hardman. By a roll call vote: Chair Betty Izer, Jeff Hardman, Calvin Bream voting yes,

Stephen Jacobs not responding, LuAnn Dille not voting. This motion was approved. HBT Planning Commission is not approving the sewage module.

### **225 Swamp Creek Lane-Petrus Holdings**

Jason Wolfe explained the field changes on this previously approved subdivision plan. Jason Wolfe clarified issues that Rob Thaeler had questions about. Chair Izer made a motion to recommend that the HBT Board of Supervisor approve the field changes to the 255 Swamp Creek Lane Subdivision, seconded by Jeff Hardman. By roll call vote: Chair Betty Izer, Jeff Hardman, Calvin Bream voting yes, Stephen Jacobs not responding, LuAnn Dille not voting. This motion was approved. At 8:31PM Laurel Fischer Mueller and Jason Wolfe left the meeting.

### **New/Old Business**

HBT Zoning Officer Wilbur Slothour suggested including RV/Tenting Hosting on vacant lots with the recently proposed HBT RV/Tenting Hosting Ordinance. LuAnn Dille made a motion to recommend that the HBT Board of Supervisors request that the HBT Small Group and Rob Thaeler explore creating ordinances for RV/Tent Hosting on vacate lots, seconded by Chair Izer. This motion was unanimously approved. The Planning Commission believes that HBT RV/Tent Hosting on vacate lots should be included in the already proposed RV/Tent Hosting Ordinances.

The HBT Board of Supervisors have instructed the small group to explore the ordinances concerning private roads/private streets.

**Township Engineer's Comments** None at this time.

**Township Planner's Comments** None at this time

### **Public Comment**

Patrick Naugle announced that the WACC will review the 335 Swamp Creek Sewage Facilities Planning Module Component 4A. They are very concern about the exception value Swamp Creek and want to protect Swamp Creek.

### **Next Meeting**

The next regular Hamiltonban Township Planning Commission meeting will be August 23, 2022, starting at 7:00PM at the Hamiltonban Township Municipal Building.

### **Adjournment**

At 9:04PM Chair Izer made a motion to adjourn the meeting , seconded by LuAnn Dille. This motion was unanimously approved.

Respectfully submitted, LuAnn M. Dille Planning Commission Secretary