

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

October 23, 2012

Commission Members Present: Mike Pastovic, Vice-Chairman Stephen Jacobs, Secretary April Hewitt, and William Shriner.

Staff/Consultants Present: Rob Thaeler from ACOPD, Township Planning Consultant, and Jason Reichard, Township Engineer

Absent from the meeting: Chairman Russell Ryan

Public Present: Coleen Reamer, Kevin Brown, Matt Ilko, Jessica Ilko, Ken Walton, and Sean Delaney

Call to Order and Agenda Review: Vice-Chairman Jacobs called the meeting to order at 7:00 PM and asked if there were any changes to the meeting agenda. There were none.

Approval of Minutes - Mike Pastovic motioned to approve the September 25, 2012 Planning Commission Meeting Minutes. William Shriner seconded. The motion carried unanimously.

Public Comment: None

Plans: The status of the plans will continue to be monitored in the Minutes of this Commission under **Pending**, until the plans are finalized.

Current Plans:

- Kevin Brown submitted his Preliminary Final Land Development Plan for approval, which the Planning Commission denied due to several issues with his plan. A plan review was submitted by Twp Engineer, Jason Reichard, who offered comments for consideration concerning the SALDO, Zoning Ordinances covering screening and parking, and Stormwater Management; copies of which had been sent to Mr. Brown, project engineer Jack Powell and Twp Zoning Officer, Wilbur Slothour. Adams County Office of Planning and Development Comprehensive Planner, Chelsea Jefferies, submitted a plan review noting the possible need for a Stormwater Management Plan, the need for a notation on the plan of a zoning variance that was granted, and "Clean and Green" tax assessment ramifications that Mr. Brown should investigate through the Tax Assessment Office. Chairman Ryan submitted a letter with several concerns covering a need for a Manure Management Plan, Stormwater Management, and screening. The Planning Commission stated that they had not been notified about the variance approval. After open discussion, the Planning Commission advised Mr. Brown to contact his engineer regarding clarification on the storm water management plan and that the variance approval/action that has already been taken, needs to be noted on the plans along with the three comment letters. The Planning Commission stated that there are too many unknowns at this time for them to make any recommendations to the Board of Supervisors, even conditionally. Mr. Brown requested clarification on what is needed for a manure removal plan, but no answer was given by the Planning Commission.

New Plans:

- Specialty Granules, Inc. (SGI) submitted a Zoning Ordinance Amendment Request. Mr. Sean Delaney requested the 112 acres located on Gum Spring Road be rezoned from Woodland Conservation to Industrial. Mr. Delaney requested Rob and Jason's input on what is needed to have this plan be forwarded to the Board of Supervisors. Rob Thaeler stated that this plan must be reviewed in further detail by the Adams County Planning and Development Committee and the

Planning Commission. Suggestions will be made at the next meeting.

- Mr. Matthew Ilko, who is considering the property purchase at 2902 and 2940 Waynesboro Pike, had questions concerning the possibility of changing the zoning from R-2 to Commercial. An attempt that had been made in the past to make such a change was met with community opposition. Options were discussed, including a change to R-3 and applying text amendments giving more property use flexibility to an R-2 district. The Planning Commission requested that the Adams County Planning and Development Committee provide options on how this property can remain an R-2 and apply text amendments for more use flexibility for property use so Mr. Ilko can proceed with his plans. Suggestions will be made at the next meeting.

Pending Plans/Zoning:

Iron Springs Plaza Preliminary Plan: Still waiting for old items to be taken care of. There is no new information to report.

Strawberry Hill Master Site conceptual Sketch Plan: On hold until further notice by developer.

Orchard Estates Preliminary/Final Plan: On hold until further notice by developer.

Old Business:

Subdivision and Land Ordinance (SALDO): The SALDO has been forwarded to the board for adoption of all revisions.

Zoning Ordinance: Rob Thaeler stated that he will present a summary of changes that he recommends. The Planning Commission will start reviewing these revisions at the November 27, 2012 meeting. The final revisions will be sent to the Board of Supervisors for their review.

New Business: None

Township Engineer's Report: None

Township Planner's Report: None

Public Comment: None

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

- Board of Supervisors Workshop - October 25, 2012
- Board of Supervisors Regular - November 7, 2012
- Recreation and Parks Meeting - November 14, 2012
- Planning Commission - November 27, 2012

The meeting was adjourned at 9:00 PM upon motion by Mike Pastovic and seconded by Bill Shriner. The motion carried unanimously.

Respectfully submitted,

April L. Hewitt, Secretary