

Hamiltonban Township Special Meeting
Board of Supervisors and Planning Commission
23 Carrolls Tract Road, Fairfield, PA 17320
January 22, 2018

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 were present.

Commission Members Present: Chairman Russell Ryan, David Peters, John Iaea, Eugene Starbuck and Stephen Jacobs were present.

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: None.

Proposed Zoning Ordinance Review:

The Board of Supervisors, Planning Commission, and Staff/Consultants continued to review the draft of the proposed Zoning Ordinance at a final workshop focusing on whether the Ordinance should or needed to be amended/supplemented with regard to six specific subjects; tiny houses, "Air B&Bs", electric car charging stations, medical marijuana growing and dispensing facilities, electronic message signs on vendor trucks, and fireworks sales (seasonal tents). But before doing so the Township Planning Consultant said that all the items he was asked to address at previous joint workshops are now in the draft sent electronically to the township office. The minor adjustments Zoning Hearing Board Attorney Eastman suggested are in Rob's draft and will be forwarded to the office.

Rob then led the discussions for each of the six specific subjects. For different reasons in each case it was decided not to modify or supplement the draft Zoning Ordinance. For example, electronic message signs on vendor trucks can/should be regulated with a Transient Business License.

Chairman Deardorff asked Rob about the possibility of the Zoning Ordinance dimensional lot sizes causing back taxes due from subdividing Clean and Green lots. Rob said since we redid the dimensional lot sizes at a previous workshop that issue has been avoided.

Lastly the workshop reviewed the proposed zoning ordinance map and agreed that the zoning districts on the map comply with the recommendations of the Southwest Adams County Comprehensive Plan.

Having completed reviewing the proposed ordinance, Rob said he would email electronic copies to the Supervisors and the Planning Commission and bring paper copies to the Planning Commission's January 23 meeting. Rob further offered to assist the Planning Commission with its required Public Meeting in accordance with the Municipalities Planning Code when it decides to move forward.

Adjournment. At 8:12 PM Chairman Deardorff adjourned the meeting.

Respectfully submitted,

David Peters
Hamiltonban Township Planning & Zoning Commission Secretary