

**FREEDOM TOWNSHIP BOARD OF SUPERVISORS
PUBLIC HEARING
JUNE 13, 2018
6:30 P.M.**

BOARD OF SUPERVISORS

Allen Beckett, Chairperson
Paul Kellett, Vice-Chairperson - Absent
Matt Young

TOWNSHIP OFFICIALS - PRESENT

Zachary Gulden, Township Manager
Linus Fenicle, Township Solicitor

MEMBERS OF THE PUBLIC – PRESENT

Brenda Snyder

CALL TO ORDER

Chair Beckett called the Public Hearing to order at 6:30 p.m.

PURPOSE OF THE HEARING

Mr. Gulden said the purpose of the public hearing is to inform and take public comment in regard to an amendment to the Freedom Township Zoning Ordinance. The amendment to the Zoning Ordinance in Article 2, Section 202, delete certain definitions to include Golf Community (GC), Golf Course Operator, Golf Course Owner, Multi-purpose Center, Open Space System, Planned Residential Community (PRC) and Private Open Space. The definition of Planning Community Development (PCD) is added. Article 10, Section 1001, the intended purpose of the Mixed Use Zoning District is amended. Article 10, Section 1004, *Conditional Use*, is amended to read as follows: A. Planned Community Development (PCD).

Article 10, Section 1006, *Planned Residential Community Standards*, is amended and is now titled, *Planned Community Development Standards*, with reference to the *Planned Residential Community* now changed to *Planned Community Development*, in appropriate subsections. Article 10, Section 1006.B.1., *Density Requirements*, is amended to indicate that the base residential density of this district shall be one (1) dwelling unit per 2 acres based upon the total gross acreage of the tract.

Subsection E of Section 1006, is amended to change the first sentence immediately after Subsection E to read as follows: To qualify for the density bonus available for providing a Town Center, an applicant shall demonstrate that the proposed development meets the following requirements.

Section 1007, *Golf Community Standards (GC)*, is deleted in its entirety.

Article 13, Section 1309.B.1. is amended to set forth the application procedure for a PCD and indicate that an application for a conditional use PCD shall be submitted to the Freedom Township Secretary with the appropriate filing fee.

Section 1309.B.2. is amended to change Subsection c to read “the location and size of the open space system and the form of organization proposed to own and maintain the open space.” Sections 1309.B.5, 6 and 7 are amended to allow the Board to attach reasonable conditions and safeguards necessary, to indicate that a conditional use for a PCD expires if a preliminary plan for Phase 1 is not submitted within one (1) year from the date of the granting of the conditional use, and a conceptual site plan presented in support of the conditional use application shall become an official part of the record.

Mr. Gulden also said that the Adams County Planning Commission had no objections to the proposed amendment, and the Township's Planning Commission recommended approval unanimously. He said the Township's Planning Commission held a public information session on the proposed amendment, and there were no public objections.

HEARING REQUIREMENTS

Mr. Gulden said the hearing was properly advertised in the Gettysburg Times on May 16th and 23rd of 2018, and Proof of Publication is on file in the Township office.

The Board of Supervisors may consider adoption of the appropriate ordinance during a regular Board meeting.

BOARD OF SUPERVISOR'S COMMENTS

Chair Beckett said that he believes the proposed density would work well in the Mixed Use Zone.

Mr. Young asked if this would eliminate the ability to construct a golf course in the entire Township. Mr. Gulden said no, it would eliminate the Golf Community use.

PUBLIC COMMENT

None

ADJOURNMENT

There being no further business Chair Beckett made a **MOTION** to adjourn. The Motion was **SECONDED** by Mr. Young. Chair Beckett adjourned the meeting at 6:40 p.m.