

Hamiltonban Township
Board of Supervisors and Planning Commission
Joint Meeting Minutes for McGinley Choice Plan Review and Pan Handle Lots
23 Carrolls Tract Road, Fairfield, PA 17320
March 21, 2007

Supervisors Present: Chairman James E. Benner, Vice-chairman William E. Eckert, Sr., Road Master Jay Edward Deardorff, Police Coordinator Coleen N. Reamer, and Robert L. Gordon

Planning Commission Members Present: Chairman Curtis Musselman, Vice-chairman Stephen Jacobs, Secretary Pamela Wiehagen, Guy Donaldson, and William Shriner

Others: Timothy Cormany, Secretary/Treasurer LuAnn Dille, Zoning Officer Milton Nicks

Public Attendees: James Hanna for McGinley's Choice, Barbara Nicks, Dale and Doreen Premo, Douglas Woerner, Aaron Young from the Gettysburg Times, Harry Rood

At 7: 06 PM Chairman Benner called the meeting to order.

Mr. Cormany distributed a three page March 8, 2007 Martin and Martin, Inc. review of the McGinley's Choice Subdivision Plan. He explained each comment. No motions or decisions were made. This correspondence will be included at the end of these minutes. Some of the comments are listed as follows:

- There are three private legal issues with the following property owner: 1. Thomas Brown, the Sander's right-of-way in the Township and with Michael Paul in the Borough.
- Empire Homes is willing to sell 20 feet of property to the Myer's at 136 Tract Road on the north and east side of their home, but the lot behind their property will remain and the new driveway will be on the south side of the Myer's home.
- Solicitor Heiser should review any inter-municipal agreements to include the homeowner's association documentation.
- Empire Homes should respond to the issue raised concerning the Fairfield Authority's acceptance of the proposed townhouse recreation area within the proposed Well #1.
- The Township wants Union Avenue to have a bond issued for its completion.
- The Township wants Union Avenue to be completed as soon as possible but Empire wants to construct it as the homes are sold.
- There has been and still are concerns about the number of driveways accessing Union Avenue.
- Lots 455 and 456 will need modifications of requirements to be approved as pan handle lots. These lots are similar to Lots 164 and 165, which the Township granted a modification.
- The flood plain plan for Brown and Spring Run appears to be in order according to William Kicks of Martin and Martin, Inc.
- The Middle Creek Flood Plain plan needs to be updated with different calculations and this is in the process.

- Martin and Martin, Inc. and Empire Homes are working together to resolve stormwater management, flood plain and wetland study issues in the subdivision and those same issues with design and construction of Union Avenue.
- Mr. Kick from Martin and Martin, Inc. review of the floodplain dated March 21, 2007 was distributed and commented on.
- The two retention areas may need to be expanded.
- The driveways designed with culvert and side swales needs to allow positive water flow.
- This entire subdivision area is very flat.
- Supervisor Reamer voiced her concern about the lack of fencing around Valley Quarries property near the townhouse section.
- Neighborhood Improvement District (NID) was discussed at a meeting in the Fairfield Borough last week. Solicitor Heiser was invited to attend.

The Board of Supervisors, Planning Commission, Mr. Cormany and Mr. Hanna discussed many items. Empire Homes would like preliminary approval as soon as possible. The Hamiltonban Township's Planning Commission and Board of Supervisors will not recommend or approve any plans until stormwater management, flood plain, wetlands, and the other issues are resolved. This discussion ended at 8:42 PM.

Mr. Cormany started the discussion on what does the Township want in the new pan handle lot ordinances. He distributed a one page hand out titled "Pan handle Lot Issues and ideas".

- The Township needs to clarify how the area is calculated for pan handle lots. The Township Ordinance requires minimum of two acres lot not including the handle, while "Clean and Green" does not include the handle portion and can not exceed two acres.
- The handle portion of the lot should only be used for access only, no structures or septic systems shall be permitted in this area
- The handle should be a minimum of 50 feet wide unless utilities are underground then 25 feet wide would be acceptable.
- The new ordinances should eliminate the need for modifications to allow pan handle lots
- Only two pan handle lots would be allowed to be side by side. No tiers of several lots. Two pan handle lots could share a driveway.
- The maximum pan handle length should not be more than 500 feet, 25 feet wide by 500 feet long= ¼ acre. The remaining part of lot 1 ½ acres.
- Maximum grade for EMS equipment may be limited to 25 % grade?
- There will be no regulations on the percent of grade for a structure. Erosion and Sediment plans and septic design regulations must be followed.
- Pan handle permitted for single family dwellings only.

Mr. Cormany will draft the pan handle ordinances with input from the above comments.

The meeting was adjourned at 9:24 PM

LuAnn M. Dille
Secretary/Treasurer

James E. Benner
Chairman