

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

November 26, 2013

Commission Members Present: Chairman Russell Ryan, Vice-Chairman Mike Pastovic, and Secretary April Hewitt

Staff/Consultants Present: Rob Thaeler from ACOPD, Township Planning Consultant

Absent from the meeting: William Shriner, Stephen Jacobs, and Jason Reichard, Township Engineer

Public Present: Terry Sheldon of Beyond all Boundaries

Call to Order and Agenda Review: Chairman Ryan 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 – Chairman Ryan motioned to approve the October 22, 2013 Planning Commission Meeting Minutes. Mike Pastovic 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.

New Plans: None

Current Plans:

Barry Reecher, 1800 Mt. Hope Road – Terry Sheldon from Beyond all Boundaries presented to the Planning Commission a revised Final Sub-Division Plan with the changes that C.S. Davidson recommended in a letter dated November 22, 2013. Jason Reichard has not reviewed the response. There are three outstanding issues - #3 Notes need to be changed regarding what Lot 1 will be used for (residential use or remain undeveloped). # 9 A letter stating discussion between Wilbur Slothour and Terry regarding the Lot area size. #2 & 5 Terry stated that he sees no change necessary. Chairman Ryan motioned to approve this plan and recommend to the Board of Supervisor as long as the outstanding are resolved. Mike Pastovic seconded. The motion carried unanimously. Chairman Ryan motioned to approve and sign the DEP waiver and Non-building Declaration. Mike Pastovic seconded. The motion carried unanimously.

Iron Springs Plaza Preliminary Plan: On 11/21/13 the office received a letter from the ACCD regarding the NPDES Permit. On 10/1/13 the Board of Supervisor motioned to have Chairman Gordon execute Resolution 2013-15, Traffic Signal Approval to PennDOT on behalf of Hamiltonban Township, execute PennDOT Form M-950AA, Applicant's Authorization for Agent to Apply for Highway Occupancy Permit, and to execute PennDOT Form TE-160, Application for Traffic Signal.

Carmel of Jesus, Mary & Joseph, 465 Water Street – A formal plan has not yet been submitted.

Benny Akers, 480 Cold Springs Road - Mr. Akers needs to formally submit a subdivision plan, as

he would like to subdivide his property into two equal parts. The parcel is zoned agricultural.

Orchard Estates Preliminary/Final - On hold until future notice by the developers, Mr. & Mrs. John & Kathe Baker. Old Orchard Farm expires July 2, 2016.

New/Old Business:

Resignation of Mike Pastovic – Chairman Ryan motioned to accept the resignation effective December 31, 2013. April Hewitt seconded. The motion carried unanimously.

Appoint John Iaea to the Planning Commission – Chairman Ryan motioned to recommend to the Board of Supervisors to appoint John Iaea to the Planning Commission. Mike Pastovic seconded. The motion carried unanimously.

Resignation of April Hewitt - Mike Pastovic motioned to accept the resignation effective December 31, 2013. Chairman Ryan seconded. The motion carried unanimously.

Review of the 2014 Planning Commission Meetings - April Hewitt motioned to approve the 2014 Meetings with the change of the December 23rd meeting to December 16th. Mike Pastovic seconded. The motion carried unanimously.

Zoning Ordinance: Rob Thaeler stated that a workshop was held with the Board of Supervisors on November 19, 2013. After much discussion, they agreed that the Character Area Map along with a Character Area Analysis Issues and Observations that Rob presented to the Planning Commission at the August 2013 meeting will be used as a guideline for this project.

Township Engineer's Report: None

Township Planner's Report: Rob notified the Planning Commission that the grant was approved for the trail that will connect the Hamiltonban Township Park to Strawberry Hill through Camp Eder.

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 – December 3, 2013
- Recreation and Parks – December 11, 2013
- Planning Commission – December 17, 2013

The meeting was adjourned at 7:37 PM upon motion by Chairman Ryan and seconded by Mike Pastovic. The motion carried unanimously.

Respectfully submitted,
April L. Hewitt, Secretary
Planning & Zoning Commission