

Hamiltonban Township Planning & Zoning Commission
23 Carrolls Tract Road, Fairfield, PA 17320

July 26, 2011

Commission Members Present: Chairman Russell Ryan, Vice Chairman Stephen Jacobs, Secretary Doreen Premo, William Shriner, and Michael Pastovic. Quorum present.

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

Developers and/or Representatives Present: None.

Public Present: Harry Rood, Supervisor.

Call to Order: At 7:01 PM, Chairman Russell Ryan called the meeting to order.

Agenda Review: No changes.

Approval of Minutes: Chairman Ryan asked for additions or corrections to the minutes from the June 28, 2011 meeting. **Michael Pastovic motioned to approve the minutes, and Stephen Jacobs seconded. Motion carried unanimously.** The minutes will be forwarded to the Webmaster for inclusion on the Township webpage.

Public Comment: None.

Plans: Current Plans:

Iron Springs Plaza Preliminary Subdivision and Land Development Plan. Purpose: Build a supermarket & other retail development. On hold until further notice. There were no representatives of this plan at the meeting. The stormwater problem is still being studied by the design firm of Sharrah Designs, Inc. They have to prove to the Township that they will provide a suitable discharge point. They will have trouble meeting volume control. One way of handling this problem is to install a greenroof, but that is very expensive. Grass, sedum, shrubs or a combination would work. Another method of controlling runoff would be to reuse roof water, also an expensive fix.

Pending Plans:

a. Orchard Estates Subdivision Land Development Preliminary/Final: John & Kathe Baker.

b. Strawberry Hill Nature Preserve Conceptual Master Site Plan. A few site changes have been made, but they are not ready to return.

Old Business: PC calendar update on hold.

New Business: A question was raised if the Township could monetarily help Strawberry Hill with its new site plan implementation of their master site plan. Rob said the funds collected

are supposed to be used for new facilities over and above the current recreation available for new residents. It would be more appropriate to use those funds for a new Township park.

SALDO: We will continue to work on the revision. A list of zoning suggestions was given to Rob. One item concerned use of angled parking. We need to have our comments ready for Rob at the August meeting. The goal is to have the SALDO ready for the Board this Fall. Rob asked if we wanted him to start working on the Zoning Ordinance. Rob was given the go ahead by the Commission. Secretary Premo will contact via e-mail the Supervisors and the Zoning Officer Wilbur Slothour to ask for recommendations for changes and/or additions for the revised Zoning Ordinance.

Township Planner's Report: Given during discussions.

Public Comment: None.

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

- BOS Workshop – July 28, 2011.
- BOS Regular – August 2, 2011.
- Recreation and Parks Meeting – August 10, 2011.
- Planning & Zoning Commission – August 23, 2011.

Other Public Meetings and Important Dates:

- Tax Collection Committee – August 3, 2011, 7 PM at 911 Center.
- South West Joint Comp. Plan – August 4, 2011, 7 PM Fairfield Borough Hall.
- SPAC – Possibly September (TBA), 6 PM at the Ag Center.

Adjourn: The meeting was adjourned at 7:35 PM upon motion by Bill Shriner and seconded by Michael Pastovic. The motion carried unanimously.

Respectfully submitted,

Doreen C. Premo, Secretary/Commissioner
Planning & Zoning Commission