

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

May 24, 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 and Jason Reichard, Township Engineer from C.S. Davidson.

Developers and/or Representatives Present: Miss Heather Beamer, representing her FASD senior project of Hamiltonban Township Rain Garden Landscaping Plan and her sponsor, Mr. John Harbaugh; Douglas E. Bless, buyer for a portion of the property from the Jacqueline Geraldine Boyd Preliminary Subdivision Plan; Karl Pryor, surveyor, and Richard Wivell, President, for Blue Ridge Sportsmen’s Association Preliminary Plan; Robert A. Sharrah from Sharrah Design Group, Inc. for Iron Springs Plaza Preliminary Subdivision and Land Development Plan, and also for Martha Mae Shryock White Woerner Preliminary Subdivision Plan, and George “Butch” Harbaugh, buyer for a portion of the subdivided Martha Mae Shryock White Woerner property.

Public Present: Harry Rood, Supervisor.

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

Agenda Review: There was originally one change to the Agenda at first, Miss Beamer’s project was moved to the beginning of the plan review session. However, as the meeting progressed, the plan review order changed to a. Miss Beamer/Hamiltonban Township Rain Garden Project, b. Iron Springs Plaza, c. Martha Mae Shryock White Woerner, d. Blue Ridge Sportsmen’s Association, and then last, e. Jacqueline Geraldine Boyd. The saved Agenda shall reflect these changes.

Approval of Minutes: Chairman Ryan asked for additions or corrections to the minutes from the April 26, 2011 meeting. There were none. 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:

Township Rain Garden Consultation. Miss Heather Beamer finished planting the rain garden on Township property along Bullfrog Rd. This helps the Township with compliance with stormwater management BMPs. She brought her scrapbook of photographs documenting the stages of the installation. She has completed the requirements for graduation from

Fairfield High. It was noted that the blue iris she planted has bloomed as of this evening. Miss Heather Beamer and Mr. John Harbaugh left the meeting.

Iron Springs Plaza Preliminary Subdivision and Land Development Plan. Jason reported that the surveyor's office is still doing some amendments due to comments from the Township Engineer's Report on January 24, 2011. No formal action is required this evening. Mr. Sharrah remarked that some responses came in from Trans Associates. There were also comments from Mr. Sites' traffic consultant, Rettew, available online. The Sewer Planning Module was reviewed and filled out to send on to the Board. Mr. Sharrah delivered an envelope to Secretary Premo from Mr. Sites with reportedly a check for reportedly the Sewer Planning Module. Secretary Premo asked Mr. Sharrah if he wanted a receipt, but she didn't know the amount. Mr. Sharrah declined, and Secretary Premo asked Supervisor Harry Rood to lock the envelope in the Township Secretary's office which he did.

Martha Mae Shryock White Woerner Subdivision Preliminary Plan. Mr. Sharrah stated that he had received some comments from Jason Richard's office, but there wasn't much to address. He mentioned his recent letter as to how they addressed the engineer's comments, but he went over some of the corrections that had been made. He will get the landowner's signature prior to the supervisors voting on the plan. Rob Thaeler suggested that the Township might want to think about how there would be future connectivity with this project for possible developments some day. Rusty made a motion to recommend conditional approval of the Martha Mae Shryock White Woerner Subdivision Preliminary Plan provided her signature is added and notarized and comments numbers 3, 4, and 9 are completed prior to the Board of Supervisors meeting. Steve seconded. Motion passed unanimously. Mr. Sharrah and Mr. George Harbaugh left the meeting.

Blue Ridge Sportsmen's Association Subdivision Preliminary Plan. The plan is to subdivide 32 ½ acres off approximately 90 acres for the purpose of constructing a haul road to be located on the Liberty Township portion. The CS Davidson letter of May 23 was reviewed to be sure all outstanding comments were addressed. Mr. Pryor discussed placing all informational blocks on the cover sheet as Hamiltonban Township requires. There are no proposed or existing covenants. Gil Piccarelli refused to sign the planning waiver and non-building declaration because it didn't meet one of the categories for a particular use (haul road is not listed as a specific use), however, this should not be a problem with DEP as this subdivision is not planned to be used for building, and therefore, will not require a sewer planning module. There are no sewage or water facilities on site. This plan is also on the agenda in Liberty Township for approval the same night as the Hamiltonban Board meets on June 7, so he is asking for approval that night for the planning waiver and non-building declaration. He is also asking for a recommendation of approval of the plan as a Preliminary/Final Plan. There was an overlap between the northern and the southern parcels of inner lot lines discovered between his and a previous surveyor's survey, so Mr. Pryor has vacated the previously plotted lot lines and made a note so a future surveyor would know what was done. There was discussion on the nomenclature for the two lots as Pennsylvania has different terminology than Maryland from where Mr. Pryor comes. There was discussion on the monuments marking the corners of the lots. One of the markers as listed on the deed is gone, but as it falls in the right-of-way of Rt. 16, presumably it was removed or otherwise

destroyed during the improvements to that highway. The deed will be modified to note the change in the overlap and the missing marker. Three items remain to be finished before Board approval, be sure plan states Preliminary/Final, building setbacks are labeled, and certification block is signed.

- **Chairman Ryan motioned to recommend Board grant approval of the Planning Waiver and Non-Building Declaration for Blue Ridge Sportsmen’s Association Sketch Plan. Mike Pastovic seconded. Motion carried unanimously.**
- **Secretary Premo motioned to recommend the Board grant approval to be reviewed as a Preliminary/Final Plan. Chairman Ryan seconded. Motion carried unanimously.**
- **Secretary Premo motioned to recommend conditional approval of the Blue Ridge Sportsmen’s Association Preliminary/Final Plan provided the developer address the C.S. Davidson comments prior to the Board of Supervisors meeting on June 6. Mike Pastovic seconded. Motion carried unanimously.**

Mr. Pryor and Mr. Richard Wivell left the meeting.

Jacqueline G. Boyd Preliminary/Final Subdivision Plan. Purpose of the plan is to subdivide a triangle of land from Mrs. Boyd’s property and add to Mr. Bless’s property to allow him to be in Clean and Green. Mr. Bless brought in the revised plan this evening. Jason Reichard reviewed his comment letter in relation to the revision. He stated that the deeds need to be revised into a single deed and that it should reference the changes being made. Mr. Bless stated that this would be done. Jason noted that the same three motions as were made for the previous plan.

- **Chairman Ryan motioned to recommend the Board grant approval to the Jacqueline G. Boyd Subdivision Preliminary Plan to be reviewed as a Preliminary/Final Plan. Steve Jacobs seconded. Motion carried unanimously.**
- **Chairman Ryan motioned to recommend the Board grant approval of the Planning Waiver and Non-Building Declaration for the Jacqueline G. Boyd Subdivision Preliminary Plan. Steve Jacobs seconded. Motion carried unanimously.**
- **Secretary Premo motioned to recommend approval of the Jacqueline G. Boyd Subdivision Preliminary Plan conditional provided the owner’s signature is added and notarized on the plans and Mylar prior to the Board of Supervisors meeting on June 6, and that the Board approves the Planning Waiver and Non-Building Declaration. Mike Pastovic seconded. Motion carried unanimously.**

Mr. Bless left the meeting.

Pending Plans:

- a. **Orchard Estates Subdivision Land Development Preliminary/Final:** John & Kathe Baker.
- b. **Strawberry Hill Nature Preserve Conceptual Master Site Plan.**

Old Business: PC calendar update on hold.

SALDO: Review of document will wait for the next meeting. This version contains all the changes that have been discussed at previous meetings, formatting has been standardized, and

the only significant section that has been added is reflecting changes for street tree requirements. He has coordinated some of the language to match that of Fairfield Borough where the development of a subdivision would overlap municipalities. We will make suggestions on proper trees based on already published lists of acceptable trees for Pennsylvania. The ordinance will be a total rewrite to be less costly and to facilitate advertising for a public hearing. The SALDO rewrite will hopefully be ready to forward to the Board of Supervisors in July.

New Business: Discussion on the South West Joint Comprehensive Plan. Rob Thaeler stated that the Planning Commission should review this plan before being sent on to the Board. There will be a joint public hearing including all municipal partners to this plan with the scheduling details handled by the County planning agency. The Township is required to update its Comprehensive Plan every ten years, but the Joint Comprehensive Plan will negate that need once adopted. Hamiltonban Township may then take that Joint Comprehensive Plan and craft a local policy plan based on the regional plan. A question was raised as to being able to use township recreational funds for Strawberry Hill. Mr. Thaeler stated that we must be careful about this, but that if the need exists for added recreational opportunities for incoming residents, this might be possible. This will be further discussed when the need arises. Mr. Thaeler mentioned the June 13 meeting called by Fairfield Area School District Superintendent Bill Chain to explore a regional recreation plan through a Peer to Peer Review.

Township Engineer's Report: Comments given throughout meeting.

Township Planner's Report: Comments given throughout meeting.

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.

- a. BOS Workshop – May 26, 2011.
- b. BOS Regular – June 7, 2011.
- c. Recreation and Parks Meeting – June 8, 2011.
- d. Planning & Zoning Commission – June 28, 2011.

Other Meetings and Important Dates:

- a. SPAC – May 31, 2011 – 6 PM at Ag Center.
- b. Tax Collection Committee – June 1, 2011, 7 PM at 911 Center.
- c. South West Joint Comprehensive Plan – June 2, 2011, 7 PM at Fairfield Borough Hall.

Adjourn: The meeting was adjourned at 8:48 PM upon motion by Bill Shriner and seconded by Steve Jacobs. The motion carried unanimously.

Respectfully submitted,

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