

## Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

December 17, 2013

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

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

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

**Public Present:** None

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**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** – Mike Pastovic motioned to approve the November 26, 2013 Planning Commission Meeting Minutes. Bill Shriner 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** – The Final Sub-Division Plan was left for Chairman Ryan and April Hewitt's signature. All copies were signed and will be returned to Debby.

**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:**

**Zoning Ordinance:** Rob Thaeler distributed a “draft” sample of the five zoning districts. They are Open Space, Agricultural Preservation, Land Conservation, Rural Residential, and Single Family Residential. Also included in the packet is the Floodplain Overlay. Rob requested that the Planning Commission review and have comments/questions ready for the January 28, 2014 meeting.

**Township Engineer’s Report:** None

**Township Planner’s Report:** Rob notified the Planning Commission that the Steering Committee met earlier this month and approved the South West Comp Plan with minor adjustments. Authorization was given to the ACOPD to put this document into a publishable version back to the Steering Committee for their February 6, 2014 meeting. Discussion will take place on how this process will take place for the adoption of this plan.

Rob also notified the Planning Commission that there was a kick-off meeting held at Camp Eder two weeks ago regarding the trail that will connect the Hamiltonban Township Park to Strawberry Hill through Camp Eder. Rob will keep the Planning Commission updated on the progress.

**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 19, 2013
- Board of Supervisors – January 6, 2014
- Recreation and Parks – January 8, 2014
- Planning Commission – January 28, 2014

The meeting was adjourned at 7:18 PM upon motion by Mike Pastovic and seconded by April Hewitt. The motion carried unanimously.

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