

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

October 22, 2013

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 and Jason Reichard, Township Engineer

Absent from the meeting: Stephen Jacobs

Public Present: Tim Murphy from Carl Bert & Associates, Chris Rogers from URS Corporation, Mary Bowers, and Chad Clabaugh

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 September 24, 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:

Act 537 Plan, Hamiltonban Township & Franklin Township Sewer Connection – Chris Rogers was present to answer questions and concerns regarding this Plan. The Planning Commission reviewed and commented on the 4A Municipal Planning Agency Review, Section C. Chairman Ryan recommend that Hamiltonban Township Planning and Zoning Commission approve the completed Component 4A, Act 537 Plan for Hamiltonban Township and Franklin Township Sewer Connection. Mike Pastovic seconded. The motion carried unanimously. Chairman Ryan signed the completed form and will submit it to the Township Secretary.

Cora Luntz Estate, 301 Mount Hope Road – Tim Murphy was present to answer questions and concerns regarding the subdivision. Mr. Luntz would like to subdivide a 15 acre plot from Tract 2 and have it added to Tract 1. Jason Reichard of C.S. Davidson stated that there are two outstanding items from the comment letter dated October 16, 2013. The items that are outstanding are that Tract 1 be surveyed to include Lot 3 and the other being the owners have their signatures notarized on the Minor Subdivision Plan. Jason will contact the Township Solicitor and get a legal opinion. Mike Pastovic motioned to conditionally approve the Minor Subdivision Plan pending the outstanding items and the Planning Module. Bill Shriner seconded. The motion carried unanimously.

Current Plans:

Adams County Radio Project, Michaux State Forrest – Jason Reichard reviewed the comment letter dated September 19, 2013 from C.S. Davidson. There are several items outstanding. #3 – a date needs to be provided on the plan for the Conditional Use Approval (this is scheduled for October 31, 2013). #6 & #7 -both require the signature of the Engineer and the Land Surveyor, #8- the removal of the certification block and replaced with a statement indicating reference to the Recorded Right of Way Agreement with DCNR. #11 – requires Landscaping and Screening. Chad Clabaugh submitted a formal letter from the County requesting a formal waiver from this requirement. Chairman Ryan motioned to approve waiver as

requested in the letter dated October 22, 2013 regarding the County not having to meet the requirement of 700.B.25 of the SALDO. Mike Pastovic seconded. The motion carried unanimously. #12 - planning waiver & non-building declaration. Mike Pastovic recommended approval of the waiver of the Non-Building Declaration. Bill Shriner seconded. The motion carried unanimously. #15 – plan submitted to the Fire Chief for review and comment. Chad stated that letters have been submitted and are waiting on comments. Jason will have Debby follow up on this matter. #16 - is the same as #3. #18 – the declaration statement requires a signature. The Adams County Commissioners will sign at the time the plan is signed. Chairman Ryan motioned to conditionally approve the Emergency Communication Tower at Green Ridge with the conditions noted on the September 19, 2013 letter. Mike Pastovic seconded. The motion carried unanimously

Iron Springs Plaza Preliminary Plan: 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.

Old Business:

Zoning Ordinance: Rob Thaeler would like to have a workshop with the Board of Supervisors and the Planning Commission and present all information regarding the Zoning Ordinance for comments and questions. Chairman Ryan asked Rob Thaeler to email the Board of Supervisor for dates that are available.

Township Engineer’s Report: Jason notified the Planning Commission that the bridge on Gum Springs Road will be replaced in 2014.

Township Planner’s Report: The South West Comp Plan is near completion. 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 Workshop – October 31, 2013
- Board of Supervisors – November 6, 2013
- Recreation and Parks – November 13, 2013
- Planning Commission – November 26, 2013

The meeting was adjourned at 7:57 PM upon motion by Bill Shriner and seconded by Mike Pastovic. The motion carried unanimously.

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