

Hamiltonban Township Planning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

March 22, 2011

Planning Commission Members Present: Chairman Russell Ryan, Secretary Doreen Premo, William Shriner, and Michael Pastovic. Quorum present. Vice Chairman Stephen Jacobs arrived at 7:07 pm.

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 senior high school project for FASD and her sponsor, Mr. John Harbaugh, and Mr. Peter Martin from Sharrah Design Group, Inc., representing Dave Sites/Iron Springs Plaza.

Public Present: Robert L. Gordon and Coleen N. Reamer, Supervisors.

Call to Order: At 7:02 PM, Chairman Russell Ryan called the regular meeting to order.

Agenda Review: There were two corrections to the Agenda. The first was to item 11. Township Meetings. The Board of Supervisors Workshop Meeting will be March 31, 2011, not March 24, 2011. Also, under 4. New Plans: a., Heather "Harbaugh" should be Heather Beamer.

Approval of Minutes: Chairman Ryan asked for additions or corrections to the minutes from the February 22, 2011 meeting. There were none. Mike Pastovic motioned to approve the minutes, and Bill Shriner seconded. **Motion carried unanimously.** The minutes will be forwarded to the Webmaster for inclusion on the Township webpage.

Public Comment: None.

Plans: Old Plans: Pending:

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

New Plans:

Township Rain Garden Consultation. (This was on the agenda as Maintenance Shed Landscaping Sketch Plan, but clarification during discussion pointed out that this was not the focus of the project.) Miss Heather Beamer discussed her plan for a rain garden along the area of the Township property fronting on Bullfrog Rd. This is her Senior Project for Fairfield

Area High School, and she was accompanied by Mr. John Harbaugh who is sponsoring this project. Heather will be helped by Chairman Rusty Ryan in selecting the appropriate plants for this project. Mr. Harbaugh will take photographs documenting the stages of the installation as part of the project. She will return to the Planning Commission next month for further discussion.

Iron Springs Plaza Preliminary/Final Plan. The Time Extension Waiver Form has been signed by the developer and is in place to allow sufficient time to work through the plan without constantly requesting more review time as all reports are not submitted as of this date. Peter Martin of Sharrah Design Group was present to represent the plan. He acknowledged that there were still recent reports to review for additions or corrections to the plans, but that the previous reports had been consulted and those recommendations had been addressed. The corrected plans would be available for the next meeting for our review. The Developer's Traffic Report from RETTEW and the Fairfield Fire Company Report were just submitted. The Township's Traffic Consultant, Trans Associates, has yet to submit their report, pending review of the developer's traffic report. Mr. Martin did not sign the sign-in sheet, but he gave Secretary Premo his business card which has been photocopied and attached to the sign-in sheet for the Records Book. The original business card will be attached to the Plan Folder for Iron Springs Plaza.

Old Business: Secretary Premo presented a rough draft for additions to the PC calendar to keep track of important deadlines while reviewing plans. Some suggestions were made for changes. This will be readied for placement on the webpage, soon.

SALDO

The SALDO revision is being carried on the Agenda and in the minutes as Pending until the work has been completed. Those items are: Conservation by Design Tree Ordinance, Revision of SALDO & Integration w/Zoning, Conservation By Design/Land in lieu of Fees and pre-existing easements - Item for inclusion in SALDO, and Airport Hazard Zoning Ordinance – Compliance w/Law.

New Business: None.

Township Engineer's Report: Comments given throughout meeting.

Township Planner's Report: Comments given throughout meeting. Rob suggested we might want to hold a Workshop to discuss the Draft version of the SALDO that is ready for PC review. We are to return comments to Rob by April 1, and Rob will submit revised document to the PC by April 8 for the Workshop. It was decided to hold the meeting on May 2 at 1:30 PM at the Township Office. Secretary Premo will make the arrangements, including the required advertisement.

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 – March 31, 2011.
- b. BOS Regular – April 5, 2011.

- c. Recreation and Parks Meeting – April 13, 2011.
- d. Planning Commission – April 26, 2011.

Other Public Meetings and Important Dates:

- a. SPAC – March 31, 2011 – 6 PM at Ag Center.
- b. Tax Collection Committee – April 6, 2011, 7 PM at 911 Center.

Public Comment: None.

Adjourn: The meeting was adjourned at 7:55 PM upon motion by Stephen Jacobs and seconded by Michael Pastovic. The motion carried unanimously.

Doreen C. Premo, Planning Commission Secretary