

Hamiltonban Township  
Board of Supervisors and Planning Commission  
Joint Meeting Minutes for Private Roads and Pan Handle Lots  
23 Carrolls Tract Road, Fairfield, PA 17320  
July 19, 2007

**Supervisors Present:** Chairman James E. Benner, Road Master Jay Edward Deardorff, and Robert L. Gordon Vice-chairman William E. Eckert, Sr., and Police Coordinator Coleen N. Reamer had other commitments.

**Planning Commission Members Present:** Chairman Curtis Musselman, Vice-chairman Stephen Jacobs, Guy Donaldson, William Shriner, Pamela Wiehagen, and Recording Secretary LuAnn M. Dille

**Others:** Tim Cormany from Martin and Martin, Inc.

**Public:** Harry Rood, Dale and Doreen Premo

At 7:06 PM Chairman Benner called the meeting to order.

Mr. Cormany stated that he will be unable to attend the July 24, 2007 Planning Commission Meeting. Tonight he would like to make review comments on some of the subdivision plans to be discussed at the July 24, 2007 meeting.

**Daniel Sanders Two Lot Subdivision**

1. Planning Commission should consider this latest submission as an updated sketch plan because it is incomplete.
2. There is a zoning problem. Because of Lot Two's triangle shape the proper depth can not be obtained. Mr. Cormany has explained this to the Sanders' surveyor and Zoning Officer Nicks. This is a Zoning Hearing Board issue. A hardship case could be presented because there is no other way to design this subdivision.
3. The right-of-way agreement should be reviewed by Solicitor Heiser. It was mentioned that the right-of-way may have been for the restaurant only. The right-of-way is on the Fairfield Area School District property. It was noted that part of the right-of-way is in the Borough of Carroll Valley.

**Donaldson's Fruit Farm**

1. Mr. Cormany stated this plan could be preliminary approved with conditions. The stormwater management plan and right-of way agreements are being finalized.
2. The new private road is per the proposed private road ordinance.

At 7:21 PM Mrs. Wiehagen arrived.

**Valley Quarries, Inc.**

1. The plan was not received in time for a review.

Daniel and Shirley Scott Subdivision

1. Their stormwater plan was submitted yesterday to Martin and Martin, Inc. Bill Kicks.
2. Updated subdivision plans have not been submitted to date to Martin and Martin, Inc. Mr. Cormany.

Greater Ortanna Investment Group for property in Orrtanna

1. The first meeting went well. A site inspection and pre-application items were completed.
2. The next step will be a sketch plan with approximately 35 to 50 plus lots. Current zoning could allow as many as 100 two acre lots.

At 7:29 PM Supervisor Gordon arrived.

At 7:33 PM the discussion of the proposed ordinances on private roads and panhandle lots began with Mr. Cormany reviewing the near final version.

Section 901 Standards for Curb and Sidewalk, Number 3 the word no should be removed. It should read: 3. Sidewalks shall be separated by a minimum five-foot grass strip from the edge of curb and shall be located no closer than one foot to the right-of-way.

Mr. Cormany suggested two definitions be refined:

SALDO Lot-adding the following sentence "Every lot within the Township shall have frontage on an adjoining street right-of-way." This would prevent any new land lock parcels come being created and approved.

ZONING 61. Lot Minimum Width-The minimum lot width at the required front yard building setback."

Section 902 Bridges and Stream Encroachment. This section includes the items previously discussed and especially load requirements.

In the Flag Lot Section Mr. Cormany will add a sentence referring to Section 904.7B.

Road Master Deardorff will draft construction specifications for new private roads and give it to Mr. Cormany by mid-August. This will give Mr. Cormany time to include this information in the final draft. Mr. Cormany is hopeful for a Board of Supervisors' public hearing on private roads, private bridges and pan handle lots in September 2007.

Section 803.5 Flag Lots, 1. The following sentence was removed. A minimum width of 25 feet shall be permitted in instances where all utility services are provided underground. The Hamiltonban Township's right-of-way will be constant 50-feet.

There was a discussion on the length of private, public roads and cul-de-sacs. It was generally agreed not to limit the length of private roads but limit 10 users per road, not necessary dwellings. Cul-de-sacs must be wide enough for emergency vehicles and large

snowplows to move around. There are a couple of different designs for cul-de-sacs: circle, Y, and hammerhead. The Natural Land Trust would like to see natural material in the center of cul-de-sac instead of asphalt. Public cul-de-sac needs to be 90 to 120 feet in diameter. Public cul-de-sacs may have unlimited uses and can be no longer 2,000 feet. Private cul-de-sacs can not have more than 10 users and can be no longer than 2,600 feet (1/2 mile).

Supervisor Gordon asked if shared driveway slope limits should be included in the ordinance. Mr. Cormany stated Hamiltonban Township does not currently regulate the slope of private driveways. Mr. Cormany did not see a reason to have requirements on shared driveways unless the Township regulates private driveways. In the future the Township may want to adopt a driveway ordinance.

Mr. Cormany will update the proposed ordinances for the next meeting which will be scheduled at the end of August, with a public hearing in September and then adoption in October or November.

At 8:36 PM Chairman Benner made a motion to adjourn the meeting, seconded by Road Master Deardorff. This motion unanimously passed.

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LuAnn M. Dille  
Secretary/Treasurer

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James E. Benner  
Chairman