

Hamiltonban Township Planning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Meeting

July 27, 2010

Planning Commission Members Present: Chairman Russell Ryan, Vice Chairman Stephen Jacobs, Secretary Doreen Premo, William Shriner, and Michael Pastovic.

Board of Supervisors Present: Coleen Reamer.

Staff/Others Present: Rob Thaeler, Township Planning Consultant from ACOPD.

Public Present: Mr. Paul Mickley.

Call to Order: At 7:03 PM Chairman Ryan called the meeting to order.

Public Comment: None.

Agenda Approval: Chairman Ryan asked for additions or corrections. One correction was noted to 5. a. 2. Carroll Valley Farm Land Development Plan. Stormwater Plan should be Sewer Module Plan.

Approval of Minutes: Chairman Ryan asked for additions or corrections to the minutes from the June 22, 2010 meeting. Mr. Ryan noted that on p. 2, stormwater management plan should be sewer module plan. There being no further changes, Chairman Ryan called for a motion to approve the minutes. **Steve Jacobs motioned to approve the minutes with the one correction, and Mike Pastovic seconded. Motion carried unanimously.**

Plans:

Old Plans:

Dan Sanders Land Development Plan. Mr. Dan Sanders plan has been approved by the Board, but as of yet, he has not retrieved his plan from the Township Office to be recorded at the County Court House at the Office of the Recorder. Once the plan has been recorded, the County receipt (to be returned by Mr. Sanders) will be filed in Township records.

Carroll Valley Farm Land Development Plan – Conditional Approval stage.

The Township is awaiting the DEP report on the Sewage Module Plan for this land development plan. No action was necessary at the meeting.

Fairfield Municipal Authority Land Development Plan – Conditional Approval stage. We are awaiting Mylars and the DEP Floodplain Report.

New Plans: Mr. Paul Mickley of Carrolls Tract Rd. presented a sketch plan this evening. We discussed various options for him to subdivide the current tract of land. He has several complications owing to Land Conservancy easements, lack of road frontage for the 4 acre lot and the home lot he wishes to be subdivided, as well as an informal right-of-way across the easement as access to his home and the desired subdivision lot rather than a proper driveway or road. Rob Thaeler was of the opinion that this plan could not be possible under current township SALDO regulations. (Mr. Mickley did not sign in, so name was entered on sign-in sheet by Secretary Premo and so initialed).

Old Business: Items below are carried over until there is time to work on them.

- a. Conservation by Design Tree Ordinance.
- b. Revision of SALDO & Integration w/Zoning.
- c. Airport Hazard Zoning Ordinance – Compliance w/Law.

Township Planner's Report: Comments were provided throughout the meeting. Rob handed the PC a small packet of proposed changes to a portion of the current SALDO for our review in preparation for discussion at our August meeting.

New Business: Senate Bill 1042, Article 16-1, signed into law on July 6, 2010, was briefly discussed. This allows for any plans due to expire soon or new permits issued but not yet pursued to be extended until 2013. The developer must apply for the extension.

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 – July 29, 2010.
- b. BOS Regular – August 3, 2010.
- c. Recreation and Parks Meeting – August 11, 2010.
- d. Planning Commission – August 24, 2010.

Other Meetings: SPAC – July 29, 2010, 6 PM at Ag Center. Representatives: Doreen Premo, PC and Coleen Reamer, BOS.

Public Comment: None.

Adjourn: The meeting was adjourned at 8:45 PM upon motion by Steve Jacobs and seconded by Mike Pastovic. The motion carried unanimously.

Remaining 2010 meeting dates for PC

August 24, September 28, October 26, November 30, December 28.

Doreen C. Premo, Planning Commission Secretary