

**Hamiltonban Township Planning & Zoning Commission**  
23 Carrolls Tract Road, Fairfield, PA 17320

April 26, 2011

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

**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 FASD senior project of Hamiltonban Township Rain Garden Landscaping Plan and her sponsor, Mr. John Harbaugh; Douglas E. Bless and Jacqueline G. Boyd for Jacqueline G. Boyd Preliminary/Final Subdivision Plan; Karl Pryor, Richard Wivell, and Paul L. Mummert for Blue Ridge Sportsmen's Association Sketch Plan; Robert A. Sharrah from Sharrah Design Group, Inc. for Iron Springs Plaza Preliminary Subdivision and Land Development Plan.

**Public Present:** Harry Rood and Robert L. Gordon, Supervisors; and Juanita K. Larmer.

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**Call to Order:** At 7:01 PM, Chairman Russell Ryan called the meeting to order.

**Agenda Review:** There were no changes to the Agenda at this time. However, Miss Beamer's project was inadvertently moved to the end of the plan review session.

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

**Public Comment:** None.

**Plans:**

**Old Plans:**

**Iron Springs Plaza Preliminary Subdivision and Land Development Plan.** There was some discussion on the revision dated April 14, 2011, and received in the Township on April 20, 2011. The revision was done due to comments from the Township Engineer's Report on January 24, 2011. A few changes were the new layout of the road and the sidewalks. The intersection was drawn smaller, handicap ADA issues were considered, stormwater discharge to the PennDOT system was mentioned – He said the flow (or rate of movement) will be the same as before, and the homeowners will ultimately be asked to sign off on the project in a PennDOT document. Concern was raised over the flow of water to the culvert across the street near the homeowners. Mr. Sharrah stated that he had spoken with Dr. Garrazo, and that he didn't hear anything overly negative from him as to the disposal of Lot #5. Mr. Sharrah restated that Lot #5 will not be developed. Rusty commented that we are not at the point of

conditional approval, yet. Mention was made of Trans Associates Report suggesting removing an entrance on Iron Springs Rd. Mr. Sharrah said he was not familiar with that drawing. Neither the Planning Commission nor Mr. Robert Thaeler had seen the revised plan before this evening. Mr. Sharrah left the meeting.

**New Plans:**

**Blue Ridge Sportsmen's Association Subdivision Sketch Plan.** The plan is to subdivide 32 ½ acres off approximately 90 acres for the purpose of constructing a haul road. Liberty Township has no problem with the subdivision request. Currently, the property is located in both Hamiltonban Township and Liberty Township. They are asking for a non-building waiver as there will not be any building done. They are also asking for approval as a preliminary/final plan. Changes to the lot after subdivision would be subject to Liberty Township regulations as that portion would be entirely in Liberty. (There was an old copper mine on the property above where the plan is marked water. There was a building for the mine, but only a foundation remains now).

**Motion by Secretary Premo to recommend the Board grant Blue Ridge Sportsmen's Association Subdivision Land Development Sketch Plan be submitted for approval as a preliminary/final plan. Mike Pastovic seconded. The motion passed unanimously.** Storm water management probably will not be required at this time as this is just a simple subdivision. There will need to be a note on the plan to the effect that no building will be taking place. There are no written comments from ACOPD, yet.

**Jacqueline G. Boyd Preliminary/Final Subdivision Plan.** Purpose of the plan is to subdivide a triangle of land from Mrs. Boyd's property and add to Mr. Bless's property to allow him to be in Clean and Green. Clean and Green applications must be filed by June 1, but the earliest the Board can vote on the plan is June 7. Mr. Bless will contact Barbara Walter to try to get an extension. He must get the plan in to the Township and ACOPD and the Township engineer immediately. It must be delivered 21 days before the next PC meeting. There can be no errors on the plan in order to be processed.

**Township Rain Garden Consultation.** Miss Heather Beamer checked the area where the rain garden will be planted along the area of the Township property fronting on Bullfrog Rd. Right now, the area is too wet due to heavy rainfall recently. Chairman Rusty Ryan said she should pot the plants for now and then plant them in the fall. She should hand in a plan to the PC next meeting. Her project is due May 26. She can substitute other trees and plants from the ones previously listed on the original design. Mr. Harbaugh will take photographs documenting the stages of the installation as part of the project. She is preparing a scrapbook for the school. She could also use a CD disk to document her project. Mr. Ryan will help her with the project. Heather will return to the Planning Commission next month for further discussion.

**Pending Plans:**

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

**Old Business:** PC calendar update on hold.

**SALDO** – We will be meeting in a special workshop on May 2. The SALDO revision will be discussed. The following items are 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:** Juanita asked if anyone has checked on the wildlife in the area where Blue Ridge Sportsmen’s Association is planning to subdivide. She was told that that will be taken care of through the State at the time they apply to Liberty for land improvement. If she sees an eagle on the land, or rattlesnakes, she should inform the authorities as to the sightings so that they may be protected.

**Township Engineer’s Report:** Comments given throughout meeting.

**Township Planner’s Report:** Comments given throughout meeting.

**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 – April 28, 2011.
- b. Planning & Zoning Commission SALDO Workshop – May 2, 2011, 1:30 PM.
- c. BOS Regular – May 3, 2011.
- d. Recreation and Parks Commission – May 11, 2011.
- e. Planning & Zoning Commission – May 24, 2011.

**Other Meetings and Important Dates:**

- a. LTAP ADA Training Class - May 3, 2011, 8 AM to Noon at 911 Center.
- b. Tax Collection Committee – May 4, 2011, 7 PM at 911 Center.
- c. South West Joint Comprehensive Plan – May 5, 2011, 7 PM at Fairfield Borough Hall.
- d. Flood Plain Workshop – May 18, 2011 at the Ag Center. Two sessions – 9-11 AM or 1- 3 PM.
- e. SPAC – May 31, 2011 – 6 PM at Ag Center.

**Public Comment:** None.

**Adjourn:** The meeting was adjourned at 8:05 PM upon motion by Bill Shriner and seconded by Steve Jacobs. The motion carried unanimously.

Respectfully submitted,

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Doreen C. Premo, Planning Commission Secretary