

Hamiltonban Township Planning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Meeting

August 24, 2010

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

Board of Supervisors Present: Coleen Reamer (Acting Recording Secretary) and Harry Rood.

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

Public Present: Mr. Robert Sharrah.

(No one signed in, so names were entered on sign-in sheet by Secretary Premo.)

Call to Order: At 7:00 PM Chairman Ryan called the meeting to order.

Agenda Approval: Chairman Ryan asked for additions or corrections. Mr. Robert Sharrah representing Mr. David Sites for Iron Springs Road Shopping Center Sketch Plan was added to the Agenda under Public Comment.

Public Comment: Iron Springs Road Shopping Center Sketch Plan. This plan is based on the former Fairfield Market Shopping Center. Dave will develop this himself. The anchor is still a grocery store. There are some changes to the plan including there will be sidewalk connections and sidewalks throughout the development; there will be three outparcels instead of five; there will be a request to PennDot to vacate the front portion of Iron Springs Road in its present configuration; there will be a right turn only onto Rte. 116/Fairfield Rd.; he will deed back the point property (land on corner of Iron Springs Road and Rte. 116/Fairfield Rd.); and there will be a connection proposed to the adjoining property at the rear to accommodate possible future development of that property. He plans to submit the preliminary plan sometime in September (to be on the October Agenda). They have added some divider strips to help with stormwater management. There are about 5 or 6 companies (for shops). Mr. Sharrah provided five copies of the sketch plan. Copies were taken by Chairman Ryan, Vice Chairman Jacobs, and County Planner Rob Thaeler. One copy will be delivered to the Township Engineer Jason Reichard of CS Davidson. **No official action was required.** Bob Sharrah left at the end of his presentation.

Approval of Minutes: Chairman Ryan asked for additions or corrections to the minutes from the July 27, 2010 meeting. There being no changes, Chairman Ryan called for a motion to approve the minutes. **Steve Jacobs motioned to approve the minutes, and Mike Pastovic seconded. Motion carried unanimously.**

Plans:

Old Plans:

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 –The DEP Floodplain Plan Report came in as approved, and CS Davidson delivered the Mylars to the Township on August 24, AM, for PC action. **Since all conditions on the plan have been met, Steve Jacobs motioned to recommend final approval of the Fairfield Municipal Authority Land Development Plan by the Board of Supervisors, and Mike Pastovic seconded. The motion carried unanimously.** (The Mylars will be signed by Chairman Ryan and Secretary Premo and forwarded to the Board.)

New Plans: A review of the discussion at the July PC meeting and the August 12 meeting with Mr. Paul Mickley of Carrolls Tract Rd., Jason Reichard of CS Davidson, and Rusty Ryan and Doreen Premo of the PC concerning Mr. Mickley’s sketch plan was presented this evening by Township Planner Rob Thaeler. There are issues with no road frontage and to what extent he would have to improve the driveway/lane to service the two lots in the back of the property. There is a problem for his developing new lots due to the definition of a lot needing to front on a street. He would possibly need to develop a panhandle lot or he would need to request a waiver of the definition or use a shared driveway. He has problems as he’s locked into a Land Conservancy easement that complicates what he wants to do. We are waiting for Mr. Mickley’s next move.

Old Business: Pending. (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.

New Business: Conservation By Design/Land in lieu of Fees and pre-existing easements - Item for discussion – Submitted by Supervisor Reamer. Mr. Thaeler and Supervisor Reamer discussed how to deal with previously preserved lands when they come under Conservation By Design. The PC will consider this for inclusion in the ordinance change.

Act 46 – Rusty stated he had been asked to scratch this item as Solicitor Battersby has further comments to make on this.

The Township received an Ag Security List from the State for the Planning Commission to verify the correctness of area farmers on the list. **Steve Jacobs motioned to recommend the Board of Supervisors accept the current Ag Security List as submitted, and Mike Pastovic seconded. The motion carried unanimously.**

Township Planner's Report: Discussed Old Business. Asked members present about any comments on last meeting's SALDO handout. He said he will hold the discussion to a basic review with two members missing. A few items were mentioned such as the number of copies of plans in section 406 to cul-de-sacs. Mr. Thaeler handed out a 29-page packet that includes previous rewrites of SALDO for PC members to review and discuss at the next meeting.

Chairman Ryan proposed members review 315 of Zoning Ordinance for next 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 – August 26, 2010.
- b. BOS Regular – September 7, 2010.
- c. Recreation and Parks Meeting – September 8, 2010.
- d. Planning Commission – September 28, 2010.

Other Meetings: (1)LTAP – Stormwater Management Training - September 14, 2010 from 8 AM to 3 PM to be attended by PC members Mike Pastovic and Doreen Premo and Roadmaster John Harbaugh, Jr.; (2)SPAC (Stormwater Planning Advisory Committee) – September 30, 2010, 6 PM at Ag Center to be attended by Supervisor Coleen Reamer and Planning Commissioner Doreen Premo and chaired by Planning Chairman Russell Ryan (ACCD).

Public Comment: None.

Adjourn: The meeting was adjourned at 8:17 PM upon motion by Mike Pastovic and seconded by Steve Jacobs. The motion carried unanimously.

Remaining 2010 meeting dates for PC
September 28, October 26, November 30, December 28.

Coleen N. Reamer, Recording Secretary

Doreen C. Premo, Planning Commission Secretary