

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

March 27, 2012

**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 from ACOPD, Township Planning Consultant and Jason Reichard, Township Engineer.

**Developers and/or Representatives Present:** Mr. Mike & Mrs. Betty Pue.

**Public Present:** Harry Rood, Coleen Reamer, Robert Gordon, Supervisors.

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This was a two-part meeting. The first session, a Joint Workshop, began at 6 PM as a workshop, only, to discuss the Township Engineer's comments on the proposed SALDO revision with the Board of Supervisors. This discussion continued into the regular 7 PM meeting after the administrative items were handled, during the Township Engineer's Comment period.

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The Workshop Meeting was called to order at 6:00 PM by Chairman Ryan. We began discussion on the SALDO Comment Letter submitted by the Township Engineer, Jason Reichard, and on file in the Township records. The list of comments was followed in order. The majority of the comments were accepted with little or no discussion. The workshop session ended at 6:59 PM on item #24 with further discussion on remaining items to be discussed during the regular meeting.

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Chairman Rusty Ryan called the regular meeting to order at 7:00 PM and asked if there were changes to the agenda. There were none.

Rusty then called for a motion to approve the February 28, 2012 minutes, pending any additions or corrections. There being no changes, Michael Pastovic so motioned, and Steve Jacobs seconded. The motion carried unanimously. The minutes will be forwarded to the Webmaster for inclusion on the Township webpage.

There was no public comment at this juncture.

**Plans:** The status of these plans will continue to be monitored in the Minutes of this Commission under **Pending**, until the plans are finalized.

**Current Plans:**

**David and Kathleen Hill Land Subdivision/Addition Preliminary/Final Plan.** This plan has been recorded on March 13 at the County Office of Records and will no longer be carried on the Agenda.

**New Plans:** Mr. and Mrs. Michael Pue submitted a sketch plan for building a home on either the site of an old foundation or a second location on their property. It was

determined that they did not need to apply through the Planning and Zoning Commission, but rather meet with Mr. Wilbur Slothour, the Township Zoning Officer. They may need a permit to build a house on the old foundation as it has been more than three years since the old house fell down. They were encouraged to build on the second site. Chairman Ryan will respond to their surveyor/engineer, Mr. Jack Powell, to further facilitate the work involved. Mr. Powell and the Poes may still attend the April P&ZC meeting, and will therefore be added to the agenda.

**Pending Plans:** Plans will continue to be monitored in the Minutes of this Commission until the plans are finalized.

- a. **Iron Springs Plaza Subdivision and Land Development Preliminary Plan.**  
Purpose: To build a supermarket & other retail development. The Planning and Zoning Commission recommended the Board of Supervisors grant this plan approval with the conditions as stated in the October 24, 2011 letter from the Township Engineer, Jason Reichard. ***New Information:*** December 15, 2011 letter titled “Drainage Pipe Outfalls – General Permit Application for Water Obstructions & Encroachments” - part of the revised TIS received by Township December 19, 2011 from Robert Sharrah of Sharrah Design Group, Inc. indicates he has submitted a proposal to DEP for an outfall permit for the pipe necessary to carry stormwater runoff from the lot to be developed into a pipe proposed to pass under Rt. 116, between two residential properties, through Fairfield Union Cemetery and Fairfield Municipal Authority properties to an unnamed tributary to Toms Creek where the water will be discharged.
- b. **D.L. George Plan for a Haul Road.** ***New Information:*** February 14, 2011 letter from Franklin County Conservation District advising this company of the need for an NPDES permit due to the amount of land to be disturbed. Adams County will not be involved at this point. This plan will be removed from the Pending Plans.
- c. **Orchard Estates Subdivision Land Development Preliminary/Final:** On hold until future notice by the developers, Mr. & Mrs. John & Kathe Baker.
- d. **Strawberry Hill Nature Preserve Conceptual Master Site Plan.** On hold until future notice by developer.

Under **Old Business**, the Secretary reported that the Plan Submission Calendar has been added to the website, and the 2011 Annual Planning and Zoning Commission Report was submitted to the Board of Supervisors at their March 3 meeting.

**SALDO:** The SALDO revision Comment Letter from the Township Engineer, Jason Reichard of C.S. Davidson, was discussed in a Joint Workshop starting at 6 PM and continued after this portion of the meeting.

**New Business:** The next item on the agenda was a discussion of the status of Act 167. The Township Board of Supervisors asked that the P&ZC provide comments in writing on the proposed Model Ordinance as the Board will need to discuss this Ordinance at their May 26 Workshop Meeting in order to adopt the Model Ordinance or a revised form of this Ordinance. Jason and Rob stated that they will work out the details for the April P&ZC meeting.

***Motion to recommend the Board allow Rob Thaeler, Township Planner, to prepare an Act 167 Ordinance that follows the Model Ordinance as prepared by Adams County***

***Conservation District but also conforms to the Township and its unique characteristics. Motion by Rusty Ryan, seconded by Mike Pastovic. Motion carried unanimously.***

The Township Planner's Report & the Township Engineer's Report were combined this evening to provide time to conclude the workshop discussion on the SALDO revision comments from Jason Reichard.

**Public Comment:** None.

**Township Meetings:** The following public 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 29, 2012.
- b. BOS Regular – April 3, 2012.
- c. Recreation and Parks Meeting – April 11, 2012.
- d. Planning Commission – April 17, 2012. One week early due to Primaries on April 24.

There will be a Recreation and Parks Commission Easter Egg Hunt, March 31, 2012, 10 AM to Noon, at 4020 Bullfrog Rd. for Fairfield Area School District children between the ages of 5 and under, and up to, and including, 11 year old children. Will be indoors if it rains.

The regular portion of the meeting adjourned at 7:50 PM upon motion by Steve Jacobs and seconded by Bill Shriner. The motion carried unanimously.

The Workshop on the SALDO resumed immediately and was finished at 8:41 PM with all items discussed and agreed upon. Jason Reichard and Rob Thaeler will work on the engineering items and Rob will provide the Township with a revised SALDO reflecting the results of the workshop.

Respectfully submitted,

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Doreen C. Premo, Commissioner/Secretary  
Planning & Zoning Commission