

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

August 27, 2013

Commission Members Present: Chairman Russell Ryan, Vice-Chairman Mike Pastovic, William Shriner, and Secretary April Hewitt

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

Absent from the meeting: Jason Reichard, Township Engineer and Stephen Jacobs

Public Present: None

Call to Order and Agenda Review: Chairman Ryan called the meeting to order at 7:00 PM and asked if there were any changes to the meeting agenda. There were none.

Approval of Minutes – Mike Pastovic motioned to approve the July 23, 2013 Planning Commission Meeting Minutes. Chairman Ryan seconded. The motion carried unanimously.

Public Comment: None

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

New Plans:

Charlie Duvall, 2400 Mt. Hope Road – submitted a Sewage Facilities Planning Module. Rob Thaeler stated that since it is a single house on an existing lot there are no issues. Chairman Ryan motioned to approve the Sewage Facilities Planning Module. Mike Pastovic seconded. The motion carried unanimously. Chairman Ryan must sign the Module and return it to Debby.

Carmel of Jesus, Mary & Joseph, 465 Water Street – At the September 2013 meeting a proposed plan will be submitted for a monastery. This structure will be half in Hamiltonban Township and half in Liberty Township. No action is required at this time.

El Vista Orchards, 1160 Cold Springs Road – Mr. Benner is seeking a NPDES permit from the Conservation District to build a 7 acre reservoir for irrigation to supply the orchard.

Current Plans:

Benny Akers, 408 Cold Springs Road – Mr. Akers has intentions of wanting to subdivide the property into two equal parts. This property is zoned agricultural. No subdivision plans have been submitted to the Township Office in order for this project to move forward.

Kevin Brown, 3809 Fairfield Road - Nothing has changed since the June meeting. It appears that the outstanding issue remaining to approve the land development plan is the preparation and approval of stormwater management for the proposed impervious surfaces. The municipal engineer has formally made comments that stormwater management is required for the project proposed.

Douglas Flohr, 115 Scotch Trail - Mr. Flohr wants to put a pole building in front of his house. Per Section 300 of the Zoning Ordinance, the structure needs to be placed to the side or behind the

house. After much discussion, Chairman Ryan made a motion that Wilbur Slothour and/or Zoning Hearing Board have clarification as to where the building will be located and the specific size of the building prior to the decision, with clarification as to what sub-section of Section 300 is being used by the Zoning officer. (A or D) No new information has been submitted.

Iron Springs Plaza Preliminary Plan: The Planning Commission reviewed a letter from Adams County Conservation District. There are three comments left to address. Once the comments are addressed, the Conservation District will acknowledge the use of NPDES permit. Also, the developer still has to address comments related to HOP.

Orchard Estates Preliminary/Final Plan: No changes.

Old Business:

Zoning Ordinance: Rob presented a draft of the Character Area Map along with a Character Area Analysis Issues and Observations to the Planning Commission. After much discussion, Chairman Ryan requested additional graphics that show more layers of this map such as utilities, clean and green properties, and preserved lands. Rob will look into this and try to provide more information, if available, at the September 2013 meeting. Rob would like to put this information together electronically for the Planning Commission for further review.

Township Engineer's Report: None

Township Planner's Report: The South West Comp Plan is near completion. Rob will keep the Planning Commission updated on the progress.

Public Comment: None

Township Meetings: The following public meeting will be held at the Township Office at 23 Carrolls Tract Rd. at the local prevailing time of 7:00 PM

- Board of Supervisors Workshop – August 29, 2013
- Board of Supervisors – September 3, 2013
- Recreation and Parks – September 11, 2013
- Planning Commission – September 24, 2013

The meeting was adjourned at 8:00 PM upon motion by Bill Shriner and seconded by Mike Pastovic. The motion carried unanimously.

Respectfully submitted,
April L. Hewitt, Secretary
Planning & Zoning Commission