

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

September 24, 2013

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

Staff/Consultants Present: Rob Thaeler from ACOPD, Township Planning Consultant and Jason Reichard, Township Engineer

Absent from the meeting: None

Public Present: Kevin Brown, Jack Powell from Civil and Environmental Engineering Services, John Luntz, Carl Bert from Carl Bert & Associates, Mary Bowers, and John Eline

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 – Chairman Ryan motioned to approve the August 27, 2013 Planning Commission Meeting Minutes. Mike Pastovic 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:

Cora Luntz Estate, 301 Mount Hope Road – Representing John Luntz was Carl Bert. Mr. Bert submitted a Minor Subdivision Plan showing a 15 acres plot that Mr. Luntz would like to subdivide. Mr. Bert received a comment letter dated 9/18/13 from C.S. Davidson. Mr. Bert stated that all comments have been addressed and resubmitted on 9/24/13. Jason has not had time to review the resubmitted information. Chairman Ryan motioned that until Jason reviews the resubmitted information that no recommendation can be made. Mike Pastovic seconded. The motion carried unanimously.

Current Plans:

Adams County Radio Project, Michaux State Forrest – John Eline, Director of Emergency Services for Adams County presented a map of the locations of the existing tower sites and the sites for the new towers. Mr. Eline presented an overview of the project to the Planning Commission. These towers will provide service for all of Adams County to Fire Fighters, EMTs, and Law Enforcement Officers. C.S. Davidson submitted a comment letter to Mr. Eline. All comments have been addressed and resubmitted to Jason. Mike Pastovic motioned that the Planning Commission recommend approval of the Conditional Use on the premise that it is submitted as a Public Utility Facility. Bill Shriner seconded. The motion carried unanimously.

Kevin Brown, 3809 Fairfield Road – Representing Kevin Brown was Jack Powell. Mr. Powell has addressed all comments from C.S. Davidson. There was much discussion regarding how the calculations were made regarding the filter strip. Mike Pastovic motioned that the Planning Commission conditionally approve the submitted plan with conditions that Jason and Jack can work the calculations out. Steve Jacobs seconded. The motion carried unanimously. The conditions being, the calculation for the stormwater runoff across the filter strips need to be recalculated, the preparation of erosion and sediment control plan (since the proposed earth disturbance will now exceed 5000 sqft), modification of the Erosion and Sediment note, updating the maintenance notes on the filter strip, and updating the easement conditions.

Iron Springs Plaza Preliminary Plan: Chairman Ryan noted that the Conservation District is ready to acknowledge the use of the NPDES permit.

Carmel of Jesus, Mary & Joseph, 465 Water Street – A formal plan has not yet been submitted.

Benny Akers, 480 Cold Springs Road - Mr. Akers needs to formally submit a subdivision plan, as he would like to subdivide his property into two equal parts. The parcel is zoned agricultural.

Orchard Estates Preliminary/Final - On hold until future notice by the developers, Mr. & Mrs. John & Kathe Baker. Old Orchard Farm expires July 2, 2016.

Old Business:

Zoning Ordinance: Rob presented a memo regarding the specific potential zoning districts. Chairman Ryan recommended that the Planning Commission review this information and have comments and questions ready for the October 22, 2013 meeting. Chairman Ryan also requested additional graphics that show more layers of this map such as utilities, clean and green properties, and preserved lands.

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 – September 26, 2013
- Board of Supervisors – October 1, 2013
- Recreation and Parks – October 9, 2013
- Planning Commission – October 22, 2013

The meeting was adjourned at 8:46 PM upon motion by Bill Shriner and seconded by Mike Pastovic. The motion carried unanimously.

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