

Hamiltonban Township Planning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Meeting November 30, 2010

Planning Commission Members Present: Vice Chairman Stephen Jacobs, Secretary Doreen Premo, William Shriner, and Michael Pastovic. Chairman Russell Ryan arrived at 7:45 due to a schedule conflict with SPAC.

Board of Supervisors Present: All Supervisors were in the building, but were engaged in an Executive Session in another room.

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

Public Present: Mr. John and Mrs. Kathe Baker from Jacks Mountain Rd., Mr. James Paddock, landscape architect for Strawberry Hill Nature Preserve, Fairfield, PA, and Mr. Nicholas Myers from Tract Rd.

Call to Order: At 7:04 PM Vice Chairman Jacobs called the meeting to order.

Agenda Approval: There were no additions or corrections.

Approval of Minutes: Vice Chairman Jacobs asked for additions or corrections to the minutes from the September 28, 2010 meeting. **Bill Shriner motioned to approve the minutes, and Mike Pastovic seconded. Motion carried unanimously.**

Public Comment: None.

Plans: Old Plans: None.

New Plans: Iron Springs Plaza Conceptual Sketch Plan – No one was present to represent the plan. Mr. Thaeler briefly reviewed the Traffic Impact Study (or TIS) Scoping meeting requested by Mr. Sites's Traffic Consultant, RETTEW, with PennDOT.

Strawberry Hill Nature Preserve Conceptual Master Site Plan – Mr. Jim Paddock, Landscape Architect, was present. Mr. Thaeler briefly reviewed the Township Engineer, Jason Reichard's comments that had been hand-carried to last month's meeting. Mr. Thaeler hand-carried the County Comments to the meeting. We restated our recommendation to change the classification of non-profit, educational, outdoor recreational enterprises to a separate category under the SALDO. However, this type development could be classified as a conditional use in the commercial category. We discussed the parking lot driveway's impact on a neighbor, Mr. Caskey, as there would not be enough room to plant a screen buffer. It was suggested that he contact Mr. Caskey and work out an agreement whereby Strawberry Hill would plant trees, etc. on Mr. Caskey's property with Strawberry Hill providing on-going

maintenance of the screening. We will wait to hear further from Strawberry Hill when ready for the preliminary/final plan stage.

Old Business:

Orchard Estates Subdivision Land Development Plan. Mr. & Mrs. John Baker of Jacks Mountain Road, Fairfield, PA, new owners of the Land Development Plan known as Orchard Estates on Mt. Hope Rd., Fairfield, appeared to discuss updating the plan to their information. They have decided to wait until the market changes before developing the subdivision. They were advised to obtain a surveyor or engineer to make the plan changes for them. Mr. Ryan advised them to obtain the NPDES permit from Mr. Holsinger, and to contact him (Mr. Ryan - ACCD) as soon as this was accomplished. Otherwise, the permit, and therefore, the responsibility for the permit's requirements remains with Mr. Holsinger, and complicates the Bakers's ability to develop the land. The permit is in effect through 2013 (exact date is in paperwork in Holsinger file in Vault Room).

SALDO revision. Items related to the SALDO revision 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.

SPAC meeting – Nov. 30. Rusty Ryan, gave a brief report on this evening's meeting.

New Business: The proposed 2011 calendar dates for Planning Commission meetings and for submittal of plans were acceptable to all members, and will be sent on to the Board for approval and publication in *The Gettysburg Times*.

Township Planner's Report: Comments were given throughout the 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 Regular – December 7, 2010.
- b. Recreation and Parks Meeting – December 8, 2010.
- c. BOS Workshop – December 16, 2010.
- d. Planning Commission – December 28, 2010.

Other Meetings:

Adams County Tax Collection Committee – Dec. 1, 2010

Public Comment: None.

Adjourn: The meeting was adjourned at 8:45 PM upon motion by Mike Pastovic and seconded by Rusty Ryan. The motion carried unanimously.

Doreen C. Premo, Planning Commission Secretary