

## **Hamiltonban Township Planning Commission**

23 Carrolls Tract Road, Fairfield, PA 17320

### **Regular meeting**

**January 23, 2008**

- 1 **Planning Commission Members:** Chairman Curtis Musselman, Vice-chairman Stephen Jacobs, Secretary Charlene Grinder, William Shriner, and Pamela Wiehagen
- 2 **Board of Supervisors:** Chairman Robert Gordon, Vice Chairman James Grinder, Road Master Jay Edward Deardorff, Police Coordinator Coleen Reamer and Supervisor James Benner
- 3 **Others:** Zoning Officer Milton Nicks, and Township Secretary/Treasurer LuAnn Dille, Tim Cormany from Martin and Martin, Inc., Barbara Nicks and Doug Woerner, Township Auditors and Dale Premo, Zoning Hearing Board
- 4 **Public Citizens:** Doreen Premo, R. Lee Royer, Danny Scott, Sam Boring, Amy Harbaugh, Bob Sharrah, Sam Runyon, Gil Clarke and Rick Klein.
- 5 **Chairman Musselman called the meeting to order at 7:30 PM.**

### **6 Re-Organization**

Mr. Shriner made a motion to appoint Curt Musselman Chairman, Stephen Jacobs Vice Chairman, Charlene Grinder Secretary, and Pam Wiehagen seconded it. The Planning Commission unanimously approved this motion.

### **1 Minutes Approval**

Secretary Grinder made a motion to approve the December 2007 minutes with typo corrections it was seconded by Curt Musselman. The Planning Commission unanimously approved this motion.

### **2 Donaldson Fruit Farm**

No one was present to represent the plan this month. The plan is still an incomplete application according to Mr. Cormany. Solicitor Heiser has reviewed the maintenance agreement and forwarded comments. Chairman Musselman made a motion to reject the incomplete application at this time and it was seconded by Pam Wiehagen. The Planning Commission unanimously approved this motion.

### **3 Daniel and Shirley Scott's Subdivision**

Sam Boring and Mr. Scott were present to represent the plan. Sam presented all of the requirements to finalize this plan. The Planning Commission was satisfied that all of the required conditions were met. The mylar print was signed tonight, this plan is Final.

#### **4 Orchard Estates/Terry Stem**

Mr. Royer represented the plan this month. Mr. Royer stated that this plan is per the Pending SALDO/Zoning changes. The private road will be designed and installed according to the Hamiltonban Township's Proposed Private Road ordinance change. Martin and Martin will be having a meeting with Mr. Royer about the existing/proposed grade at the lane as it exceeds the ordinances. The DEP planning module was mailed on 1-22-08. The Township received copy of the letter rescinding the first plan. The storm water management plan is still incomplete at this time. Mr. Royer will only be looking for a preliminary approval at this time.

#### **5 Fairfield Area School District**

FASD is just keeping their NPDES permit open instead of letting it expire. The Planning Commission has no objection to this.

#### **6 Fairfield Shopping Center**

Bob Sharrah was present to discuss a conceptual drawing of the shopping center. The main anchor will be a grocery store with other retail stores. Mr. Sharrah explained how the driveways were placed. Tonight's visit was for some input from the Commission, Supervisors and the public. Supervisor Gordon had some concerns about the previous statements that David Sites made about the Iron Springs road intersection. Concerns were voiced about site lighting bothering neighbors. Future traffic concerns were raised that with all of the proposed developments in the area there are too many intersections on this sketch. Mr. Sharrah said he learned some good information and would try to incorporate it into the plan.

#### **7 Greater Ortanna Investment Group (GOIG)/Old Orchard Farm**

Gil Clark, Sam Runyon and Rick Klein were present to represent the plan. Mr. Cormany briefly reviewed some of the 16 items still remaining on the Martin and Martin, Inc. review dated November 8, 2007. There are many items that need to be clarified by GOIG. A revised preliminary plan was submitted on 1-14-08. There are 3 remaining storm water management issues that need to be addressed. Mr. Klein stated he thinks this plan is very close to approval. Mr. Klein also took responsibility for moving earth without a permit to keep his crews working, and understands he is building this road at his own risk being the plan is not approved. A few items are still missing that need to be submitted. They are as follows: traffic study, sewer and water feasibility study, water impact study, ground water protection, replenishing study, and tree protection plan. A check was given to the Township Secretary/Treasurer LuAnn Dille by GOIG for \$610.00 for the filing fees. The Township is waiting for review comments from the Natural Lands Trust Foundation. Chairman Musselman advised Mr. Klein that

if he does not have all information for a complete plan, that GOIG should come prepared to ask for an extension. There was no formal action tonight on this plan.

## **8 No New Business**

## **9 Zoning Officer Nicks Report**

Mr. Nicks advised the Commission that a Cell Tower Company will be at a future meeting and members should review the Cell Tower Ordinances.

## **1 Adjournment**

At 9:19 PM Mr. Jacobs made a motion to adjourn the meeting, Seconded by Mr. Shriner. The Planning Commission unanimously approved this motion.

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Charlene Grinder  
Secretary

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Curtis Musselman  
Chairman