

Hamiltonban Township Planning Commission
23 Carrolls Tract Road, Fairfield, PA 17320
Regular meeting
February 26, 2008

Planning Commission Members: Chairman Curtis Musselman, Vice-Chairman Stephen Jacobs, Secretary Charlene Grinder, William Shriner, Pamela Wiehagen and Recorder, Amy Harbaugh

Board of Supervisors: Chairman Robert Gordon, Vice-Chairman James Grinder, Road Master Jay Edward Deardorff, Police Coordinator Coleen Reamer and Supervisor James Benner

Others: Zoning Officer Milton Nicks, Tim Cormany from Martin and Martin, Inc., Doreen Premo, Recreation and Parks Commission, Barbara Nicks and Doug Woerner, Township Auditors and Dale Premo, Zoning Hearing Board

Public Citizens: Dave Donaldson, Gil Clarke, Rick Klein and Harry Rood

MINUTES APPROVAL:

Vice-Chairman Stephen Jacobs made a motion to approve the January 23, 2008 minutes with typo corrections, seconded by Curt Musselman. The Planning Commission unanimously approved this motion.

OLD BUSINESS:

- **Donaldson Fruit Farm**

Mr. Dave Donaldson was present to represent the plan this month. Solicitor Heiser and the Township Supervisors have reviewed the road maintenance agreement. Mr. Donaldson made the one amendment that Solicitor Heiser recommended and everything is in place with the road maintenance agreement. The storm water management is currently being reviewed by the Adams County Conservation District. After the Adams County Conservation District has completed their review and made their recommendations, that information will need to be sent to Tim Cormany at Martin and Martin, Inc. for their review and recommendations. The Township Supervisors recently gave the Donaldson Fruit Farm an extension. No actions were required by the Planning Commission tonight.

- **Fairfield Shopping Center**

There was no one present to represent the plan this month. Tim Cormany from Martin and Martin, Inc. received correspondence from the traffic engineer. Mr. Cormany had one recommendation. He recommended they do a 24 hour traffic study instead of a peak time of the day traffic study due to the traffic going into and out of the school traffic zone. Supervisor-Chairman Bob Gordon also recommended that they include the following areas: McGinley Drive, School entrance, Town Center entrance/exit, Iron Springs Road and Beechwood Drive. Tim will issue a letter to the Supervisors. No actions were required by the Planning Commission tonight.

- **Orchard Estates**

There was no one present to represent the plan this month. Tim Cormany from Martin and Martin, Inc. referenced his letter of 2-4-08 to the Township Supervisors. Tim noted that the horizontal clearance on the road needs to be clarified (1-a. on letter). Tim has no objection to a waiver concerning the grade of a 200' segment of the road (1-b. on letter). Tim also noted that a road maintenance agreement needs to be filed and reviewed by the Township Solicitor (1-c. on letter). The storm water management is not back yet and will need to be addressed (2 on letter).

Chairman Musselman made the motion to recommend the Township Supervisors grant a waiver to allow a 200' segment of road to have 14% grade instead of a 10% grade per item 1-b on letter dated 2-4-08 from Martin and Martin, Inc., seconded by Bill Shriner. The Planning Commission unanimously approved this motion.

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

Gil Clarke and Rick Klein were present to represent the plan. The Planning Commission, the Township Supervisors and Tim Cormany received a letter dated 2-1-08 from Ann Hutchinson at the Natural Lands Trust. She is most concerned with the number of lots and amount of open space and the density /Yield Plan as permitted by our 5-22-07 version of our Conservation by Design Ordinance. There were discussions about the above and the Planning Commission looked at the four step process sheet. They commented that a color overlay would be helpful and would be allowed per our ordinance.

There was also a letter from the Fairfield Fire Department. The letter did not list specific problems and was very general. The Planning Commission and Tim Cormany would like to have more specific information from the fire department about their concerns.

Tim Cormany referenced a letter from Martin and Martin, Inc. dated 2-26-08. The letter stated seven comments that remain to be addressed. Gil Clarke and Rick Klein are working on the remaining comments.

Chairman Musselman made the motion to recommend the Township Supervisors to approve the revised Preliminary Subdivision Plan with the following seven conditions from the Martin and Martin, Inc. letter dated 2-26-08. The conditions are as follows:

1. Highland Township approval is required.
2. The applicant will be required to guarantee the completion of all public improvements prior to the release of an approved Final Plan. (700.5) A certified as-built survey of these improvements will be a prerequisite upon completion and prior to the release of any security. (700.8)
3. The Board has granted a waiver of traffic impact study contingent upon the Developer's agreement to provide certain improvements to Knox Road. A plan sheet has been added to the set detailing these improvements per discussion with this office and the Roadmaster. The Board should review these design elements and move to agree to these specifications or amend them.
4. County Conservation District approval and an NPDES permit are required. (600.6)
5. The Homeowner's Association documents must be approved by the Solicitor. (600.1.M)

6. A legal agreement will be required with the Township for the greenway conservation easement. The easement and agreement must be recorded with the County. (812.B.10)
7. PADEP planning module approval is required prior to Final Plan approval. (701.7)

This was seconded by Steve Jacobs. The Planning Commission unanimously approved this motion.

NEW BUSINESS:

- **Liberty Towers**

Harry Rood is present, but there is no representative from Liberty Towers. Harry Rood is one of the property owners that Liberty Towers has contacted. Harry indicated that Liberty Towers would be bringing their information in during the next six days. Tim Cormany reviewed the Conditional Use information with Liberty Towers. He explained that they would need to give a Conditional Use application to the Township Supervisors and to the County. Then a hearing would be scheduled. At that point they could present their information to the Planning Commission.. Tim said they have a May-June time frame.

ZONING OFFICER NICKS REPORT:

Zoning Officer Nicks talked to Liberty Towers and suggested talking to the Planning Commission about their present idea. They didn't seem to listen to his suggestion. Zoning Officer Nicks will be having a meeting with the Township Supervisors on February 28, 2008 at 7:30 p.m. about signage within the township. He would like the state to meet township requirements when they give permission to businesses to put signs up within the township. Several signs (Strawberry Hill, Stoneybrook Bed & Breakfast) were put up with only the state giving permission and now the state has instructed Camp Eder to get Township permission for their sign. Tim Cormany is also working on whether the state needs to get township permission before installing signs in the Township.

ADJOURNMENT:

At 9:05 PM Mrs. Wiehagen made a motion to adjourn the meeting, seconded by Mrs. Grinder. The Planning Commission unanimously approved this motion.

Charlene Grinder
Secretary

Curtis Musselman
Chairman