

**Hamiltonban Township Planning Commission**  
23 Carrolls Tract Road, Fairfield, PA 17320  
**Regular Meeting**  
**June 24, 2008**

**Planning Commission Members Present:** Chairman Curt Musselman, William Shriner, Pamela Wiehagen and Doreen Premo. Vice Chairman Stephen Jacobs had other commitments.

**Board of Supervisors Present:** Chairman Robert Gordon, James Benner and Dale Premo. Coordinator Coleen Reamer and Vice-Chairman James Grinder had other commitments.

**Others Present:** Zoning Officer Milton Nicks, Tim Cormany from Martin and Martin, Inc., Barbara Nicks, Township Auditor and Amy Harbaugh, Recorder.

**Public Present:** Harry and Marilee Rood, Jesse Myers, Jim Welch (Welch-Noye), Bill Green (Liberty Worship Center), Dave Donaldson (Donaldson Fruit Farm), Ed Richardson and Randell Holmes (Liberty Towers).

Chairman Musselman called the meeting to order at 7:32 PM.

**AGENDA APPROVAL:** No changes

**PUBLIC COMMENT:** None

**APPROVAL OF MINUTES:**

Mrs. Wiehagen made the motion to approve the May 27, 2008 meeting minutes with typo corrections, seconded by Chairman Musselman. The Planning Commission unanimously approved this motion.

**OLD BUSINESS:**

- **Empire Homes**

There was no one present to represent the plan this month and there wasn't anything new. No action was required by the Planning Commission tonight.

- **Old Orchard Farm (GOIG)**

There was no one present to represent the plan this month and there wasn't anything new. No actions were required by the Planning Commission tonight.

- **Orchard Estates (Mt. Hope Road)**

There was no one present to represent the plan this month. Tim Cormany from Martin and Martin, Inc. stated that he received three pages of corrections from the Conservation District today. No actions were required by the Planning Commission tonight.

- **Donaldson Fruit Farm**

Dave Donaldson was present to represent the plan this month. There was some discussion about the bond issue and the amount of the bond. The final plan was received on 6-19-08. Tim Cormany from Martin and Martin, Inc. briefly looked over the plan and gave a verbal approval. Tim Cormany from Martin and Martin, Inc. recommended that the Planning Commission could recommend granting final approval with conditions concerning the bond and his office's completion of a formal review letter upon review of the final plan.

Chairman Musselman made a motion that the Planning Commission recommend that the Board of Supervisors grant Final approval of the Final Plan of Donaldson Fruit Farm with the conditions of bonding and the receipt of a Formal Review Letter from Martin and Martin, Inc. confirming that all prior issues have been completed, seconded by Mr. Shriner. The Planning Commission approved this motion with a three in favor and Pam Wiehagen opposed.

- **Liberty Towers**

Randell Holmes and Ed Richardson were present to represent the plan this month. There were two letters issued by Martin and Martin, Inc. The first letter dated 6-23-08 from Tim Cormany contained five conditions. The second letter was also dated 6-23-08 from Bill Kick and contained twelve conditions concerning the Stormwater Management Plan. Randell Holmes from Liberty Towers commented that Liberty Towers addressed the five conditions in the first letter, but he didn't receive the second letter until the meeting tonight. Mr. Holmes agreed to the twelve conditions in the second letter, and he said that they will revise the drawings to comply with the twelve conditions.

Chairman Gordon commented that the Board of Supervisors approved the plan as a Preliminary/Final at their special meeting on May 29, 2008. Mr. Holmes thought that the township should have received the most recent set of plans. The last set the township received was dated 5-7-08. Mr. Holmes commented that he could deliver multiple copies of the revised plans to the township tomorrow. There was also a question about who would be responsible for the Stormwater drainage onto grounds that are outside of the leased area. Mr. Holmes agreed that Liberty Towers would be responsible for the upkeep of this ground.

There was no further action required by the Planning Commission tonight.

## **NEW BUSINESS:**

- Chairman Musselman made the motion to nominate Doreen Premo for Secretary of the Planning Commission, seconded by Mrs. Wiehagen. Doreen Premo accepted the nomination. The Planning Commission unanimously approved this motion.

- **Liberty Worship Center**

Bill Green from Brehm-Lebo Engineering, Inc. was present to represent this plan. This will be built on the land from Valley Quarries and will share an entrance with Hamiltonban Township's new facilities. There will be 104 parking spaces and seating for 264 people inside the church. The facility will be a steel building with classrooms, a sanctuary and small kitchen. Tim Cormany from Martin and Martin, Inc. briefly went over the seventeen items on the letter dated 6-5-08 from Martin & Martin, Inc. There was some discussion concerning the Grading Plan and Stormwater Management. Liberty Worship Center is requesting that the plan be considered as a Preliminary/Final and Martin and Martin has no objection to their request (See #2 on Martin and Martin, Inc. letter dated 6-5-08).

Chairman Musselman made the motion, seconded by Secretary Premo, that the Planning Commission recommend that the Board of Supervisors consider the Liberty Worship Center Land Development Plan as a Preliminary/Final Land Development Plan. The Planning Commission unanimously approved this motion.

- **Fairfield Market**

There was no one present to represent this plan. Chairman Gordon stated that we received the escrow. No actions were required by the Planning Commission tonight.

- **Welch Noye**

Jim Welch was present to represent this plan. The Sketch Plan was submitted on 4-1-05. It currently shows eight lots next to the new house owned by Mr. Noye. Mr. Welch had some questions about road requirements. There are a maximum of ten lots allowed on a Private Road. He will need to talk to his surveyor to see if his lot sizes are correct and have the proper amount of frontage. The surveyor will also have to see if what he is planning will work with the new Road Ordinance the township has in place. The road requirements are more stringent than they were before. He will then need to start soil/perc tests. No actions were required by the Planning Commission tonight.

## **OTHER:**

- **Engineer's Report:** Tim Cormany from Martin and Martin, Inc. will continue to work with the Board of Supervisors on the new Hamiltonban Township facilities.
- **Zoning Officer's Report:** Zoning Officer Nicks commented that the issuance of permits has been slow. He is only on #19 for the year.

**PUBLIC COMMENT:** Mr. Benner had a question about the 3 or 4 driveways that have been recently blacktopped along the Carroll's Tract Road. At this time there is no ordinance for driveways. Zoning Officer Nicks has the homeowner check with the Roadmaster to issue a Driveway Permit. The Roadmaster normally checks for two things: sight distance and to see if the driveway will need a pipe or swale. The two driveways along Carroll's Tract Road would discharge onto a State Roadway. Tim Cormany suggested that we should create an ordinance that would be more specific and not just to rely on the Roadmaster to check new driveways.

**ADJOURN:** At 8:40 PM Mrs. Wiehagen made the motion to adjourn the meeting, seconded by Secretary Premo. The Planning Commission unanimously approved this motion.

Respectfully submitted by Amy Harbaugh, Recorder