

Hamiltonban Township Planning Commission
23 Carrolls Tract Road, Fairfield, PA 17320
Regular Meeting
July, 22 2008

Planning Commission Members Present: Chairman Curt Musselman, Vice-Chairman Stephen Jacobs, Secretary Doreen Premo, William Shriner and Pam Wiehagen.

Board of Supervisors Present: Chairman Robert Gordon, Police Coordinator Coleen Reamer and Dale Premo. Vice-Chairman James Grinder and James Benner 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, Carl and Diane Munck, Ed Richardson, Mike Hofe and Randell Holmes (Liberty Towers).

Chairman Musselman called the meeting to order at 7:30 PM.

AGENDA APPROVAL: Carl and Diane Munck were added under New Business.

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

Mrs. Wiehagen made the motion to approve the June 24, 2008 minutes with typo corrections, seconded by Chairman Musselman. The Planning Commission approved this motion with Vice-Chairman Jacobs abstaining because he was absent from the June 24, 2008 meeting.

OLD BUSINESS:

- **Liberty Towers:** Ed Richardson, Mike Hofe and Randell Holmes were present to represent the plan this month. An extra bond amount of \$23, 575.00 for stormwater construction was paid added to the previously paid bond amount of \$44, 370.00 for private road construction for a total bond amount of \$67, 945.00. Liberty Towers will provide Mylars with official signatures that will be dated and notarized.

Secretary Premo made the motion that the Planning Commission recommend that the Board of Supervisors grant Preliminary/Final approval of the Liberty Towers' plans with the condition of providing Mylars with notarized signatures, seconded by Vice-Chairman Jacobs and unanimously approved.

- **Fairfield Market:** There was no one present to represent the plan this month. This plan was returned as incomplete. There was no action required by the Planning Commission tonight.
- **Liberty Worship Center:** There was no one present to represent the plan this month. Tim Cormany from Martin and Martin, Inc. spoke with their engineer and they are working through wetland issues and a revised stormwater management plan. The Adams County Office of Planning and Development issued a letter dated July 9, 2008. The county issued comments concerning landscaping, vegetation, screening, parking lot, sidewalks and pedestrian access. Tim Cormany from Martin and Martin, Inc. commented that the wetlands could cause changes to the layout of the plan. Supervisor Reamer commented that in other communities they ask property owners about allowing a right-of-way through their property for a sidewalk. Property owners are usually in agreement with allowing a sidewalk through their property. The township could include the walkway on their official map. There is nothing in our current ordinance to require a sidewalk, but the township could ask for one. There was no action required by the Planning Commission.
- **Old Orchard Farm:** There was no one present to represent the plan this month. There was no action required by the Planning Commission.
- **Orchard Estates-Mt. Hope Road:** There was no one present to represent the plan this month. The township received a letter dated July 2, 2008 from R. Lee Royer & Associates requesting a 90 day extension of review time in order to obtain all agency required approvals.

Chairman Musselman made the motion to recommend that the Board Of Supervisors approve a 90 day extension for Orchard Estates, seconded by Vice-Chairman Jacobs and unanimously approved.

NEW BUSINESS:

- **Munck Sketch Plan:** The Muncks would like to split 3 lots into 6 lots. This would be lot #5-6-7 on their letter to the township dated May 6, 2008. There was some discussion about how many people own property off of Five Forks and French Lane. Five Forks Lane is a Type B, Class 2 Private Road according to our new Private Road Ordinance. There would have to be a Road Maintenance Agreement signed by all individual lot owners that

have legal access to use the lane to get to their property before the Muncks could submit the plan to the township.

The Muncks would have to upgrade the road to accommodate pull-offs at least every 500' from the intersection with the public road for the entire length of the private lane, not just to their property per the new Private Road Ordinance. They would also have to perc test the lots even if they are not planning to build on them at this time. It was recommended that they look at the rules concerning property that is part of Clean and Green and what is required to continue to get the tax discount. Tim Cormany of Martin and Martin, Inc. recommended having someone, possibly a surveyor, look at the property to see what the best way to subdivide the property would be before they submit a subdivision plan to the township.

There was also some discussion with the Muncks concerning Sandwich Signs. We currently do not allow Sandwich Signs. There will be a full review and public meeting before we change our current Sign Ordinance. The public meetings and work sessions are advertised in the Legal Ad section of the Gettysburg Times. Zoning Officer Nicks also suggested that they may be able to get a permit for a Temporary Sign when they need to advertise a special for their business, Curves, located in the Towne Center complex. They run specials about 3 to 4 times a year. They may contact Zoning Officer Nicks about the permit.

OTHER:

- **Engineer's Report:** Tim Cormany from Martin and Martin, Inc. is working on the new Sign Ordinance with the committee. He is also working with the Supervisors on the plans for the new township complex.
- **Zoning Officer's Report:** Zoning Officer Nicks had four issues that he wanted to bring to everyone's attention:
 1. Do we want to change the Thermal Heating/Cooling section to not allow Open Loop Systems? There are plans for a house on Jack's Mountain that include an Open Loop System that would discharge into a stream. This may not be allowed because of Section 1000 of our Well Ordinance that prohibits wells from being drilled for the purpose of discharging any materials including liquids for domestic, commercial or industrial purposes.
 2. How close can you put a driveway to a property line? This has been a problem in the past because of a property owner getting stones on another property owner's yard. Tim Cormany from Martin and

Martin, Inc. commented that he gave a proposed Driveway Ordinance to Supervisor Gordon for consideration.

3. At the current time there is no set-back for fences. Should we create a set-back from the property line for fences? There have been some issues between a property owner messing up another property owner's yard when they painted their fence. Tim Cormany from Martin and Martin, Inc. said that some townships include a set-back of 2'-3' from a property line in their zoning. Chairman Musselman suggested that the township should let it remain up to the property owners to work out painting/maintenance issues for fences.
4. Should we consider requiring homeowners to pump out their septic system every 3-4 years by a township approved company? Tim Cormany from Martin and Martin, Inc. suggested that the township could be divided into thirds with one-third (1/3) of the township getting their septic pumped each year and proving the work had been done by bringing the receipt into the township office. The township would approve which company or companies would do the pumping. There was some discussion about this idea.

PUBLIC COMMENT: None

ADJOURN: At 8:32 PM Mrs. Wiehagen made the motion to adjourn the meeting, seconded by Mr. Shriner. The Planning Commission unanimously approved this motion.

Respectfully submitted by Amy Harbaugh, Recorder.