

**Hamiltonban Township Planning Commission**  
23 Carrolls Tract Road, Fairfield, PA 17320  
**Regular Meeting**  
**August 26, 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, Dale Premo and James Benner. Vice-Chairman James Grinder had other commitments.

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

**Public Present:** Harry Rood, Bill and Brenda Rigby, Bob Sharrah, Susan Bourgeois, Darren Tuitt and Chuck Zwally (Fairfield Market)

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

**AGENDA APPROVAL:** Orchard Estates should be listed as (d.) under Old Business and Fairfield Market should be listed as (a.) under New Business.

**PUBLIC COMMENT:** None

**APPROVAL OF MINUTES:**

Vice-Chairman Jacobs made the motion to approve the July 22, 2008 minutes with no corrections, seconded by Mr. Shriner. The Planning Commission unanimously approved this motion.

**OLD BUSINESS:**

- **Liberty Worship Center:** There was no one present to represent the plan this month. Tim Cormany from Martin & Martin, Inc. reported that there wasn't anything new for this plan, but next month some sort of action or extension will need to be considered. There was no action required by the Planning Commission tonight.
- **Old Orchard Farm:** There was no one present to represent the plan this month. There was nothing new concerning this plan. There was no action required by the Planning Commission tonight.
- **Empire Homes:** There was no one present to represent the plan this month. Tim Cormany from Martin & Martin, Inc. reported that there were no Phasing Plan changes but there were changes to their schedule. He has not received a response

back from Empire Homes concerning their exact schedule changes. There was no action required by the Planning Commission tonight.

- **Orchard Estates-Mt. Hope Road:** There was no one present to represent the plan this month. Hamiltonban Township did receive a communication from the Adams County Conservation District mentioning that they have been assigned a permit number and that their plan was adequate. They are currently between a preliminary and final plan at this time. There was no action required by the Planning Commission tonight.

#### **NEW BUSINESS:**

- **Fairfield Market:** The following people were present to represent the Fairfield Market plan Bob Sharrah, Susan Bourgeois, Darren Tuitt and Chuck Zwally. The submission of the plans tonight will begin the 90 day period not the plans that were previously withdrawn and the attorney will write a letter to confirm that the 90 day period starts as of 8-26-08. The Planning Commission will begin the review of the plans and a letter dated August 14, 2008 from Martin & Martin, Inc., but before we start the review, Mr. Zwally wanted to clarify an issue concerning the planning module. The issue was part of question (1.) on the Martin & Martin letter dated 8-26-08. The original planning module was submitted to the Township and approved by the Township earlier this year. Mr. Zwally stated that the planning module did not accompany the plan because it was sent back to the Fairfield Municipal Authority, so they could work with the landowner to correct/clarify issues that DEP had with the original planning module. Fairfield Market will provide a copy of the planning module and something from the Fairfield Municipal Authority by the next meeting.

Mr. Sharrah from Sharrah Design Group, Inc. introduced the plans. It is located at the intersection of Fairfield Road and Iron Springs Road. It includes 17-1/2 acres. Mr. Sharrah went thru the set of plans explaining what was on the various sheets. The plans included survey information, land development and subdivision plans for this lot and the 5 other parcels that are currently not being developed, access onto property from Fairfield Road and Iron Springs Road, parking, grading, storm water management, sewer and water details, landscaping and lighting plans. Penn DOT has requested separate traffic studies for 3 more intersections at Fairfield Road and Jacks Mountain Road, Fairfield Road and Water Street and Fairfield Road and Carroll's Tract Road. Their traffic consultant is currently working on those studies. The study of Iron Springs Road and Fairfield Station Road is no longer necessary. There was some discussion as the Planning Commission looked through the set of plans.

Mr. Sharrah offered copies of a rebuttal letter dated August 26, 2008 from Sharrah Design Group, Inc. to the twenty comments from Martin & Martin, Inc. on their letter dated August 14, 2008. Mr. Sharrah stated that the changes on the rebuttal letter have not been made on the actual plans, but would be included on the plans. Mr. Sharrah went through each individual comment from Martin &

Martin, Inc. and explained how they would resolve each comment. Fairfield Market was requesting relief from showing each building within 100 feet of their property (comment #2). They did not show all property owners or their buildings on their plans. After some discussion, it was decided that they do need to show all buildings including houses, garages, etc. within 100 feet of the Fairfield Market property and they agreed to include this information on their plans. There was some discussion as Mr. Sharrah was reading through his rebuttal comments. They did not receive a copy of the Fire Chief's review of their plans, Hamiltonban Township will provide them with a copy. Tim Cormany from Martin & Martin, Inc. felt that Mr. Sharrah's responses were good. Storm water and traffic studies continue to need work. The sewer issue is probably the biggest issue at this point.

Chairman Musselman asked if there were any other comments. Secretary Premo discovered a typo on sheet #LD23, the word actual is misspelled and sheet #LD15 should say Fairfield Municipal Authority instead of Mt. Joy Township. They thought this had been corrected. Secretary Premo asked if there would be a fence around the detention basins to prevent children from drowning. There isn't any in the current plan. Solicitor Battersby suggested that Fairfield Market provide in writing that they will be responsible for the ownership and maintenance of the detention basins and traffic islands, not Hamiltonban Township. Size of the trees, location of islands in the parking lot, crosswalks to other side of the road, sidewalks, location of entrances and lighting (landscaping could help with lighting issues) were discussed. Mrs. Wiehagen also questioned the sewer capacity. Mr. & Mrs. Rigby are concerned about getting out of their driveway with the traffic light being located where it is going to be located. They are also concerned about the lighting, water running onto their property, children crossing the street from the school and relocation of their mailbox. The Rigby's would have to check with the Fairfield Post Office about their mailbox. Mr. Sharrah commented that the entrances and traffic light were located at the best possible place per their traffic consultant.

There was a question about modifications. Any request for modifications will need to be in writing to the Hamiltonban Board of Supervisors. The Planning Commission would make a recommendation to the Board of Supervisors for the request for modification. Any modification that would be made would need to be noted in the plan.

**OTHER:**

- **Engineer's Report:** Tim Cormany from Martin and Martin, Inc. is working with the Supervisors on the plans for the new township complex. They have come up with a Sketch Site Plan and a Preliminary Request For Proposals. He is hoping to have a meeting soon.
- **Zoning Officer's Report:** Zoning Officer Nicks reported that he had a phone call from Liberty Towers requesting another antenna. He also reported that there have been four dry wells in the township this year and

he had to do an emergency well permit. He received all the paperwork from MDIA and we are done with them. There was some discussion about how dry it is in the township and if it is unusual to have that many dry wells.

- The date of the Planning Commission meeting for December was discussed. The meeting will be on December 30, 2008.

**PUBLIC COMMENT:** None

**ADJOURN:** At 8:46 PM Vice-Chairman Jacobs made the motion to adjourn the meeting, seconded by Mrs. Wiehagen. The Planning Commission unanimously approved this motion.

Respectfully submitted by Amy Harbaugh, Recorder.

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Doreen C. Premo – Planning Commission Secretary