

Hamiltonban Township Planning Commission
23 Carrolls Tract Road, Fairfield, PA 17320
Regular Meeting
February 24, 2009

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

Board of Supervisors Present: Chairman Robert Gordon and Police Coordinator Coleen Reamer.

Others Present: Tim Cormany from Martin and Martin, Inc. and Amy Harbaugh, Recorder.

Public Present: Harry Rood, Bob Costello and Jim Watson (Liberty Worship), and Brian Haines.

Vice-Chairman Jacobs called the meeting to order at 7:32 PM. (As Chairman Musselman has resigned, and as this is the first meeting of the year, the Vice-Chairman presided over the meeting until the Reorganization could be held.)

AGENDA APPROVAL: Vice-Chairman Jacobs asked for additions or corrections to the agenda. There being none offered, Mrs. Wiehagen made the motion to approve the February 24, 2009 agenda, seconded by Mr. Shriner. The Planning Commission unanimously approved this motion.

PUBLIC COMMENT: None.

APPROVAL OF MINUTES: Vice-Chairman Jacobs asked for corrections or comments on the December 30, 2008 minutes. There being none offered, Mrs. Wiehagen made the motion to approve the December 30, 2008 minutes, seconded by Mr. Shriner. The Planning Commission unanimously approved this motion. Vice-Chairman Jacobs noted that the January 27, 2009 meeting was cancelled due to bad weather.

REORGANIZATION: Vice-Chairman Jacobs opened and conducted the Nomination and Selection process for the new officers for the Planning Commission for 2009.

- a. Nomination and Selection of Chairman: Doreen Premo nominated Pam Wiehagen for Chairman of the Planning Commission. Rusty Ryan nominated Steve Jacobs for Chairman of the Planning Commission. Steve Jacobs closed nominations. The Planning Commission voted and unanimously selected Pam Wiehagen as Chairman of the Planning Commission.
- b. Nomination and Selection of Vice-Chairman: Doreen Premo nominated Steve Jacobs for Vice-Chairman of the Planning Commission. There being no further

nominations, the Planning Commission voted and unanimously selected Steve Jacobs as Vice-Chairman of the Planning Commission.

- c. **Nomination and Selection of Secretary:** Pam Wiehagen nominated Doreen Premo for Secretary of the Planning Commission. There being no further nominations, the Planning Commission voted and unanimously selected Doreen Premo for Secretary of the Planning Commission.

OLD BUSINESS:

- **Liberty Worship Center:** Bob Costello and Jim Watson were present to represent the plan this month. The revised driveway permit has been granted and will expire in 2010. Jim Watson explained that the water and sewer lines should be on either side of the driveway. This was stated in the new driveway permit. Liberty Worship is working with Hamiltonban Township on the cost of the shared driveway. They are still waiting for direction from Deb Nizer of the Army Corps Of Engineers. The linear figures could change the pond a little bit, but it should not require any major changes. Any changes will go through the Adams County Conservation District. PennDot has requested that 50' of shoulder be removed and replaced with the same specs as the driveway where the driveway exits onto Carroll's Tract Road. There was discussion about an extension for this plan. Vice-Chairman Jacobs made a motion to recommend to the BOS to grant a conditional 90-day extension starting on April 4, 2009 for the Liberty Worship Center plans to expire on July 3, 2009, seconded by Secretary Premo. The Planning Commission unanimously approved this motion.
- **Fairfield Market:** There was no one present to represent the plan this month. They have replenished their escrow account with \$10,000.00 as requested by the Board of Supervisors. The entire \$10,000.00 has been deposited into the escrow fund. The controversy over ownership of the land for the planned commercial shopping center is still unsettled. JDH, the investor firm for Fairfield Market, does not have a contract per Dave Sites. JDH's legal representative, Atty. Zwally, maintains they do have a contract. Both parties are asking for an extension of the plan until they settle this disagreement. Supervisor Chairman Gordon read a short e-mail that he received today from Solicitor Battersby requesting the Planning Commission make a recommendation to the BOS concerning this plan. The Commission members discussed several problematic issues involved with this plan. Tim Cormany from Martin and Martin, Inc. recommended that we deny the extension based on the amount of outstanding concerns including, but not limited to such items as: lack of sewer capacity, an incomplete traffic study, and an insufficient water supply for fire fighting (per the Fairfield Fire Co.).

Chairman Wiehagen made a motion to recommend the BOS deny the Fairfield Market plans based on all the negative comments in reports from the Fairfield Municipal Authority, Martin and Martin, Inc., the Adams County Conservation District (on hold by Bob Sharrah per Rusty Ryan), the Adams County Office of

Development, the Fairfield Fire Company, and the traffic engineers, seconded by Vice-Chairman Jacobs. The Planning Commission unanimously approved this motion with Rusty Ryan abstaining. This recommendation will be delivered by the Planning Commission Secretary to the Board of Supervisors at their next regularly scheduled meeting.

- **Orchard Estates:** There was no one present to represent the plan this month. The property was sold, and therefore, the NPDES permit will need to be transferred to the new owner. The NPDES permit expires on Dec. 8, 2013, and the Township's Preliminary Plan approval expires April 1, 2013. There was no action required by the Planning Commission tonight.
- **Reamer Preliminary/Final lot addition/subdivision plan:** There was no one present to represent the plan this month. Chairman Wiehagen commented that Mr. Reamer withdrew the plans and will sell the property as is. Brian Haines asked about the right-of-way claims. Secretary Premo stated that any issues concerning the right-of-way will be taken care of when the property is sold. There was no action required by the Planning Commission tonight.

NEW BUSINESS:

- **Township facilities sketch plan:** Tim Cormany of Martin and Martin, Inc. presented the sketch plan for the new municipal maintenance workshop. He explained that the sketch plan is a work in progress and is a collaboration between the supervisors and Martin and Martin, Inc. engineers. The plan also somewhat involves Liberty Worship Center in that the driveway off Carrolls Tract Road is a shared driveway. The Township Supervisors held an Open House at the Fairfield Fire Hall on January 12, 2009 for residents to view the new plans and pictures of the existing and inadequate maintenance workshop. A personal invitation to the Open House was sent to the neighbors of the adjoining properties; however, there was a minimal number of attendees. The current maintenance area by the quarry needs to be vacated by the Township by December 27, 2012 per agreement with Valley Quarries. The garage/maintenance area will be completed first, but also shown on the land development plan is a new township office that may be built at some point in the future as this area grows. Fairfield Municipal Authority have already agreed to provide water and sewer. Trees located on a berm will provide screening from the facility for the adjoining properties. The sketch plan shows grading and storm water management and will need to be reviewed by the Army Corps of Engineers because the area is so flat and low. Mr. Ryan asked about the part of the property not being developed, and was told that in the future, the area could be a park or something else. For now, Mr. Eddie Deardorff, a neighboring farmer, will be leasing at least 3 acres for crops. Mr. Cormany remarked that this is a sketch plan and no action by the Planning Commission is required yet. The plan will need to go through the Adams County Conservation District for erosion control, DEP review, and approval for sewage and water from Fairfield Municipal Authority.

Tim Cormany will try to have something ready by 21 days before the next Planning Commission meeting. Mr. Cormany asked for questions or comments. Chairman Wiehagen asked if the garage/maintenance shed was going to be 80' X 81' with 4 bays. Mr. Cormany stated that the size is 80' x 81' with 4 bays and that would include a restroom and office area. It would also include a fueling station and salt shed. There would be room to expand the number of garage doors/bays at some point. The plan does not include an impound lot at this time until the township determines if one is actually needed per Supervisor Reamer.

Supervisor Reamer commented that the supervisors are vigorously pursuing options for obtaining matching funds to ensure that the project can be completed without raising taxes. The Supervisors have been to several governmental offices about funding, talking to Representative Dan Moul, Senator Alloway and Congressman Platts.

Mr. Ryan asked if the township had an architect lined up. Mr. Cormany commented that the job would go out on bid with a design build request, and there would be a scoring system to determine the winner of the bid. Mr. Ryan also asked if the township had looked into "green" money for the project. Supervisor Reamer commented that she had found a seminar about municipalities going green and where they can ask for money. Mr. Ryan said he knows someone at DEP who does "green" designing, and that person may be able to make some recommendations to the township. Mr. Cormany said he and the supervisors will continue to complete the package in the near future.

- **BOS Work Plan for 2009 and PC involvement:** One item on the Work Plan is a review of SALDO and permit fees. Supervisor Chairman Gordon would like to put this on hold as he has some new information to look at and would like the Planning Commission to finish the sign ordinance first. He would also like to put on hold any discussion on the following ordinances on the Work Plan - the Nuisance Ordinance, the Animal Ordinance and the Junk Car Ordinance until a code enforcement officer is hired. The supervisors may vote to appoint a code enforcement officer, a separate function from the zoning officer, at their supervisor's meeting scheduled on March 3, 2009. This person will then be involved in the wording of these ordinances.
- **New Sign Ordinance:** There was a brief discussion about the Sign Ordinance as Rusty Ryan and Bill Shriner stated they did not have a chance to look over the new ordinance. The Planning Commission members should study the proposed ordinance and submit all comments to Chairman Wiehagen or Secretary Premo by March 10, 2009. The Planning Commission will look over the comments, discuss them, and then vote on the new ordinance at the next Planning Commission meeting. It was stated that if the township appoints a code enforcement officer, this person should also look the new Sign Ordinance over and make comments as should Solicitor Battersby.

OTHER:

- **Engineer's Report:** Tim Cormany from Martin and Martin, Inc. handed out information about a Workshop For Growing Greener to be held at the Adams County Ag Center on March 31, 2009 from 4:00-9:00 PM. The cost is \$20.00 to attend.
- The next Planning Commission meeting is March 24, 2009 at 7:30 PM.

PUBLIC COMMENT: Chairman Wiehagen announced that there is a meeting at the Cumberland County Planning Dept. in Carlisle about The Duties Of a Planning Commission on March 19, 2009 from 6:00-9:30 PM. The cost is \$20.00 to attend.

ADJOURN: At 8:50 PM Mr. Shriner made a motion to adjourn the meeting, seconded by Secretary Premo. The Planning Commission unanimously approved this motion.

Respectfully prepared by Amy Harbaugh,
Recorder

Respectfully submitted by Doreen Premo,
Planning Commission Secretary