

Hamiltonban Township Planning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Meeting

April 28, 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.

Staff Present: Amy Harbaugh, Recorder.

Public Present: Harry Rood.

Chairman Wiehagen called the meeting to order at 7:33 PM.

AGENDA APPROVAL: Chairman Wiehagen asked for additions or corrections to the agenda. Since Tim Cormany, the Engineer's Representative from Martin and Martin, Inc. could not attend the meeting, item 7. a., Engineer's Report was removed from the Agenda. Mr. Shriner made the motion to approve the April 28, 2009 Agenda with the above correction, seconded by Vice-Chairman Jacobs. The Planning Commission unanimously approved this motion.

PUBLIC COMMENT: None.

APPROVAL OF MINUTES: Chairman Wiehagen asked for corrections or comments to the March 24, 2009 minutes. As none were offered, Chairman Wiehagen made the motion to approve the March 24, 2009 minutes as is, seconded by Mr. Ryan. The Planning Commission unanimously approved this motion.

OLD BUSINESS:

Liberty Towers: The only item before the Commission was recognition of the release of the Stormwater Bond by the Board of Supervisors.

Mr. Ryan asked which cellphone providers were on the tower. He was informed that Sprint and Verizon are currently on the tower, and that although AT&T is not now on a tower, it is planned to be added onto one near Zora.

NEW BUSINESS: Secretary Premo handed out reports on two workshops she currently attended that might be of interest to the Planning Commission in the execution of their duties on behalf of the Township. The March 19 Seminar was also attended by Chairman Wiehagen.

March 31 Seminar on Growing Greener: Conservation by Design

Report: Secretary Premo prepared and handed out a summary of the workshop. There was some discussion about a new health issue called “Nature Deficit Disorder” that is contributing to childhood obesity. Secretary Premo commented that the Parks and Recreation Committee are developing programs to get kids outside and more active. There was a short discussion concerning the report. Mr. Ryan noted that the State is pushing for headwater/river buffers. Police Coordinator Reamer stated that the Township already has a 50’ buffer.

March 19 Seminar on Duties of the Planning Commission Report:

Secretary Premo prepared and handed out a summary of the workshop. The speakers stated that a Planning Commission is an independent agency in some townships, but stressed that in any case, it should be independent in its operation and procedures from the Board of Supervisors.

Secretary Premo noted that it is a good idea to have separate bodies, one looking at plans and making recommendations, and the other to review and approve the recommendations. She also noted that she would like to create a manual listing the Planning Commission’s duties and policies. Mr. Ryan asked about the status of the Township’s Comprehensive Plan. Chairman Wiehagen stated that there have been no changes to the Comprehensive Plan lately, and that the BOS should give direction concerning any changes.

OTHER:

- Workshop to commence immediately at adjournment of regular meeting.
- The next Planning Commission meeting is May 26, 2009 at 7:30 P.M.

PUBLIC COMMENT: BOS Chairman Bob Gordon stated that it is time for Empire Homes to update their phasing plan. Chairman Wiehagen asked if the Township should notify Empire Homes. BOS Chairman Bob Gordon and Police Coordinator Reamer stated that Empire Homes should already know to do that, but it would be a good idea to send them a reminder. Secretary Premo stated that she had prepared a letter for the Board’s approval at their next meeting.

ADJOURN: At 7:50 P.M. Vice-Chairman Jacobs made a motion to adjourn the meeting, seconded by Mr. Shriner. The Planning Commission unanimously approved this motion.

Planning Commission Workshop April 28, 2009

Chairman Wiehagen called the meeting to order at 7:50 PM.

Township Facilities Plan: The Planning Commission began to study together the eight pages of the Township Facilities Plan to be formally reviewed beginning at the May meeting.

Review of the plan's Title Page shows the information to be correct.

Secretary Premo then passed around pictures and information about the proposed landscaping plants listed on Page 8. Mr. Ryan will look over the plants and make suggestions if needed. He also noted that Conservation By Design likes to see the use of rain gardens. He noted that the type of pond on the plan is used for 100 year storms, and that the proposed Stormwater Plan is designed for the buildings that are currently drawn on the plan. He said the pond/stormwater design may need to be changed if the Township complex should expand in the future. Mr. Ryan also noted that clean fill will need to be brought in, and asked if the Township knew of any construction site where the Township could get clean fill. There were several spelling errors on this page that will be brought to the attention of Tim Cormany of Martin and Martin, Inc. for correction.

There is a landscaped buffer on the back of the property (shown on page 1 of 8). The plan shows small trees, but doesn't specify what type of tree. Police Coordinator Reamer thinks they are 2" caliper. Mr. Ryan suggested zigzagging several different species of pine trees in case one type dies out. He said the Township should follow our ordinance concerning the size and species of trees. There was a short discussion after which Chairman Wiehagen stated that the members of the Planning Commission will have the opportunity to take a copy of the plans home to look over before the May meeting.

There was also a short discussion that the garage/maintenance building may need to be moved forward slightly to accommodate the stockpiling of stones and salt. Police Coordinator Reamer stated that she had previously talked to Tim Cormany of Martin and Martin, Inc. about this situation. She said Mr. Cormany did not think it would be a problem to move the building forward slightly during the construction phase. However, she noted that the only stockpiles that would be affected were the stones. The salt would be stored in the salt shed to the side of the maintenance building.

There was discussion on the construction entrance. This would be a temporary access (probably stone) that would be for Township trucks/equipment only. Mr.

Ryan noted that there would need to be a tire cleaning area for the trucks before they exit onto a public road. Police Coordinator Reamer noted that the fueling station will be added in when the building is constructed. Chairman Wiehagen summed up that the garage, maintenance building, and salt shed would all be added in during this phase.

BOS Work Plan for 2009 – SALDO and Permit Fees: The Board of Supervisors is asking the Planning Commission to study the current fee structure for the Township and make recommendations as to whether to increase certain fees based on fees charged by surrounding townships. Hamiltonban's current fee schedule dated March 28, 2009, and a comparison chart of our current fees to those of the neighboring townships of Liberty, Franklin, and Highland, and Carroll Valley Borough was provided previously to the Planning Commission by BOS Chairman Robert Gordon. There was a lengthy discussion about what changes to make to the current fees to cover the costs of inspections. One change agreed to by the Commission was that the Driveway Permit Fee should be changed to the following: \$50.00, plus the cost of pipe/materials if needed. The Planning Commission will continue to make further suggestions at the next Planning Commission meeting.

ADJOURN: At 9:00 P.M. Chairman Wiehagen made the motion to adjourn the meeting, seconded by Vice-Chairman Jacobs. The Planning Commission unanimously approved this motion.

Respectfully prepared by Amy Harbaugh, Recorder

Respectfully submitted by Doreen Premo, Secretary