

Hamiltonban Township Planning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Meeting

July 28, 2009

Planning Commission Members Present: Chairman Pamela Wiehagen, Vice-Chairman Steve Jacobs, Secretary Doreen Premo, Rusty Ryan, and Bill Shriner

Board of Supervisors Present: Chairman Robert Gordon, Harry Rood and James Grinder

Staff/Others Present: None

Public Present: None

At 7:32 PM Chairman Wiehagen called the meeting to order.

PUBLIC COMMENT: The Chairman asked if there was any public comment at this time. There was none offered.

AGENDA APPROVAL: Chairman Wiehagen asked for additions or corrections to the agenda. Doreen Premo stated that the Board has submitted a request for a 90-day extension to the Township Facilities Plan for PC approval and that Pat Smith from Fairfield Municipal Authority called the Township today and said that the Authority is under a corrective work plan that necessitated the Board's request for the extension. Chairman Wiehagen also commented that under <#7. New Business d. Ordinance Discussion> we should add in a discussion on the Conservation by Design Ordinance lack of addressing placement of trees and that we should add in "real map overlays". A motion to approve the July 28, 2009 agenda with the two additions was made by Doreen Premo and seconded by Rusty Ryan. The motion carried.

APPROVAL OF MINUTES: Chairman Wiehagen asked for additions or corrections to the previous month's minutes. There being no corrections noted, Bill Shriner made a motion to approve the June 23, 2009 minutes, seconded by Pam Wiehagen. The motion carried.

PUBLIC COMMENT: None.

OLD BUSINESS:

The Township Facilities Plan has not yet received a permit/approval from the ACCD, but it has been assigned a permit number per Mr. Russell (Rusty) Ryan. The plan has been administratively approved, but there is still a little issue about the pond, per Rusty. As Fairfield Municipal Authority is now under a DEP corrective action plan itself, no residential or township plans requiring EDU's to be issued can be reviewed until the end of August. As the clock started on May 26, 2009 for the Township

Facilities Plan, Supervisor Robert Gordon presented the Commission with a letter requesting a 90-day extension of the review period as the Fairfield Municipal Authority will not be able to make any decisions (on sewage requests) for even the Township's plan until the beginning of September. Steve Jacobs motioned to recommend the Board of Supervisors approve the 90-day extension of the review period for the Township Facilities Plan, and Rusty Ryan seconded. The motion carried. *The extension date will expire 90 days after August 24, 2009 or November 22. Therefore, a recommendation from the Planning Commission will need to be made at the October 27th meeting, or a second extension will need to be requested by the Board.*

Secretary Premo informed the PC that the second notice (certified) sent to Fairham Development, LLD (for their overdue phasing plan of Empire Homes) came back from the Post Office unopened.

The Chairman announced that our revision work on the Permit Fees requested by the Board continues to be tabled.

NEW BUSINESS: Chairman Wiehagen mentioned a flyer for a Planning Commission training session on Open Records in Cranberry Township in Butler County or Chester County scheduled for a Saturday in September. The cost is \$75 per person. The session starts at 8:30 AM, so we would need to leave from here at 6:30 AM. There were no immediate requests by any Commission members to attend this session.

Supervisor James Grinder was present to discuss the sketch plan for his two sisters-in-law. This involves the division of two two-acre lots off the Dwight L. Strausbaugh property on Cold Springs Rd., Orrtanna, PA. The PC reviewed the sketch plan along with several documents including the standards for stormwater management, Sections 1003 and 301 (of the Township SALDO), the PA DEP stormwater guidelines and comments from Tim & Bill Kick (from Martin & Martin). There has been some controversy that this plan would require stormwater management. However, as there is no construction planned for now nor in the foreseeable future, it was discussed that the plan be accepted "as is" with a statement included on the formal version of the plans to the effect that at the time of construction, the stormwater management plan would become necessary to be in compliance with the Township SALDO and the requirements of other agencies in the State. This plan with the required statement would then be filed at the Recorder of Deeds at the Adams County Court House, pending approval by the Board of Supervisors. The Commission therefore will decide whether to recommend that the Board approve this plan subject to the foregoing condition concerning future construction and any ACCD and ACOPD comments. Mr. Grinder will submit a formal plan to the Township by August 3, 2009. (This date will start the formal review process on the plan. – The clock will start at the August 25th PC meeting). Rusty agreed that the recommendation would be different if the plan were to include building plans.

Supervisor Harry Rood brought up the differences between finished and unfinished lots and how the subsequent requirements would change. Supervisor Robert Gordon said that Harry's land divisions didn't require stormwater management. Secretary Premo mentioned that Supervisor Premo had called different townships to check how they handled this situation. He learned that none of the other neighboring townships enforce the stormwater plan for simple land divisions and sales. Most of them require a statement on the plans that if and when someone decides to build is when the stormwater plan requirement goes into effect. Supervisor James Grinder brought up that there is a size component to the usage of the stormwater plan, and it cannot be determined what amount of land will be disturbed until someone starts to build.

Secretary Premo next discussed the Municipal Vision Statement handout, an assignment from the Adams County South West Comprehensive Plan Steering Committee, for the Commission to fill out and return to her before August 4, 2009. The members briefly discussed some items that it felt necessary to include as our vision, including maintaining natural landscapes and adhering to the Conservation by Design precepts for all future subdivisions. It was noted that there wasn't much land zoned for commercial use right now. It was also pointed out that a comprehensive plan would eliminate the overlap of services, etc. in this area. The consensus was to maintain a rural atmosphere. There was some discussion on parks.

Chairman Wiehagen brought up the Board's request for the Planning Commission to work on various ordinances. Discussion covered prioritizing of the ordinances that needed some work. Chairman Wiehagen stressed the need to settle the status of trees in subdivisions. The PC members decided to focus on the Conservation by Design Ordinance to close as many loopholes as possible. Therefore, Chairman Wiehagen requested the members read over Article VIII - Section 800 Conservation by Design of the SALDO to discuss this ordinance in August.

Secretary Doreen Premo mentioned that Mr. Bragunier has requested to be on next month's agenda to discuss a sketch plan. Pam suggested we should get map parcel numbers, etc. from the applicants to be certain where the proposed developments are located.

Engineer/Planner's Report: Tim Cormany, the Engineer's Representative from Martin and Martin, Inc. could not attend the meeting. He sent in comments on the Strausbaugh plan via e-mail.

Public Comment: None.

Meetings: The following meetings will be held at the Township Office at 23 Carrolls Tract Rd. at the prevailing time of 7:30 PM.

- a. Next Board of Supervisors Meeting - August 4.
- b. Next Recreation and Parks Meeting – August 12.
- b. Next Planning Commission Meeting – August 25.
- c. Next Board of Supervisors Meeting – Workshop – August 27.

Adjourn: A motion to adjourn was made by Steve Jacobs, seconded by Bill Shriner, and unanimously approved. Meeting adjourned at 9:10 PM.

Doreen Premo, Planning Commission Secretary