

Hamiltonban Township Planning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Meeting

August 25, 2009

Planning Commission Members Present: Chairman Pamela Wiehagen and Rusty Ryan with Vice Chairman Stephen Jacobs arriving at 7:47 PM.

Board of Supervisors Present: Coleen Reamer, Harry Rood and James Grinder

Staff/Others Present: Mr. William Kick from Martin & Martin represented Mr. Tim Cormany.

Public Present: Mr. Bragunier, Tracy and Patrick Murray

At 7:30 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. Chairman Wiehagen noted that the Commission did not present a quorum at this time, and the present Commission members would move past the Approval of the Agenda and the Approval of the Minutes and take discussion on agenda items until Mr. Jacobs could arrive.

Chairman Wiehagen changed the order of business to allow New Business applicants to submit their plans without delay.

NEW BUSINESS:

Strausbaugh Subdivision - Mr. James Grinder, acting on behalf of his father-in-law Mr. Dwight L. Strausbaugh, submitted a letter dated August 21, 2009 requesting that the Strausbaugh 2-lot subdivision plan be considered as a Preliminary/Final Plan. Supervisor Reamer and Acting Recorder for the Commission, referred to the Adams County Office of Planning and Development (ACOPD) letter of comments dated August 14, 2009 asking if this was a 2 lot subdivision or a 3 lot subdivision per ACOPD's opinion. It was determined to be a 3 lot subdivision per SALDO Section 404. Mr. Kick advised, however, that due to the scope of the plan it could be considered as a Preliminary/Final Plan.

Planning Commission Vice Chairman Stephen Jacobs arrived at 7:47 PM, providing a quorum for the Commission to begin taking formal actions.

Mr. Kick pointed out to the applicant that although the property is located in the Agricultural District, the lot setbacks in Section 803.2 (R-1 setbacks) apply. Those should be adjusted on the plan and will provide the applicant with more building area. Mr. Kick also addressed the questions that the applicant and Commission members had regarding the SALDO Section 1003 Stormwater Management language and the Monocacy/Connococheague Stormwater Ordinance which repealed that language. Chairman Wiehagen made a motion to recommend approval of the Strausbaugh Preliminary/Final Plan conditioned on the compliance with the August 20, 2009 letter from Martin and Martin, Inc (M & M). Seconded by Mr. Ryan. The motion was approved.

At this time, more discussion ensued on the conditions of the M&M letter. Mrs. Wiehagen then motioned to rescind her previous motion, seconded by Mr. Ryan, the motion was approved. Chairman Wiehagen then made a motion to recommend to the Board of Supervisors approval of the Strausbaugh Preliminary/Final Plan in accordance with the applicant's written request dated August 21, 2009 and conditioned upon the compliance of comments #1, #3, #4, #5 of the M&M letter dated August 20, 2009 and also conditioned upon the change of the word "may" to "**will**" in #9 of the Plan comments. Mr. Jacobs seconded and the motion was unanimously approved. Mr. Ryan expressed the opinion that, although he understands the intent of the Ordinance, the Strausbaugh plan should have relief from Sections 304 and 305 due to the small scope of the plan. Therefore, the members decided to discuss comment #6 of the Martin & Martin letter dated August 20, 2009 at a later date when all members of the Commission are in attendance.

Mr. Kick expressed his willingness to meet with the Board of Supervisors to further clarify the chronology of Stormwater Management in Pennsylvania and the mandates that the State of Pennsylvania placed upon the County and the Township and to also outline the changes that may be required of the Hamiltonban Township SALDO as a result.

Bragunier Land Addition – Mr. Bragunier owns two adjoining lots off Newman Road. He would like to sell lot #2, but would like to take some land off of lot #2 before the sale and add it to lot #1. The addition will increase his side yard between his home and any proposed building on lot #2. Lot #2 is currently approximately 1.9 acres located in the R-1 District. His plan of a land addition to lot #1 can proceed provided that lot # 2 is not reduced to less than one acre. He was also directed to the Hamiltonban Township website for the proper front, side and rear yard setbacks.

Tracy and Pat Murray Subdivision – The Murray Farm is located in the R-2 District along Fairfield Road, State Route 116. The Murray's would like to subdivide one 5-acre single family building lot off of the farm before selling the residue.

This is allowed under the ordinance. The Murrays were instructed to first seek a passing percolation test for the land, and then they could proceed having a subdivision plan drawn for submission.

APPROVAL OF MINUTES: Chairman Wiehagen suggested several changes to the proposed minutes, then motioned to approve the minutes with corrections, Mr. Ryan seconded, motion was approved. Recorder Reamer will make those changes and submit them to the Commission Secretary.

OLD BUSINESS:

Hamiltonban Township Facilities Plan – Mr. Kick addressed the Adams County Conservation District (ACCD) and ACOCPD comments. A new plan will be submitted within the next day or two to ACCD. ACCD’s representative, Ms. Musselman requested more plantings on the site and suggested they be located on the Township property to the rear of the church building. Mr. Ryan suggested it be constructed as a buffer/screening between the two properties, and Supervisor Reamer asked that the shape be more curved to further obstruct the view of the proposed salt shed. Mr. Kick was in agreement and will make the change. There were no other items for discussion on this plan. *(The extension date on this plan will expire 90 days after August 24, 2009 or November 22. Therefore, a recommendation from the Planning Commission will be needed at the October 27th meeting, or a second extension will need to be requested by the Board.)*

Southwest Joint Comprehensive Plan (SJCP) – Chairman Wiehagen explained the purpose of the “Growth Map” provided by the Steering Committee of the SJCP. The Commission members agreed that the growth areas are depicted correctly with their thoughts of where growth should occur and what those primary and secondary growth areas should be.

Conservation By Design Ordinance – The discussions on prospective changes to this Ordinance will be held at a later date when all members of the Commission are present.

PUBLIC COMMENT: None. All public attendees had left the meeting prior to the call for ending comments.

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 – Workshop – August 27, 2009.
- b. Next Board of Supervisors Meeting – September 1, 2009.
- c. Next Recreation and Parks Meeting – September 9, 2009.
- d. Next Planning Commission Meeting – September 22, 2009.

The meeting was adjourned at 8:53 PM upon motion by Vice Chairman Stephen Jacobs, seconded by Mr. Ryan and unanimously approved.

Respectfully submitted:

Coleen N. Reamer, Supervisor