

Hamiltonban Township Planning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Meeting

September 22, 2009

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

Board of Supervisors Present: None

Staff/Others Present: None

Public Present: None

At 7:30 PM Chairman Wiehagen called the meeting to order.

Public Comment: No public was present.

Agenda Approval: Chairman Wiehagen asked for additions or corrections to the Agenda. There being none offered, she asked for a motion to approve the Agenda. Vice Chairman Steve Jacobs so motioned, Rusty Ryan seconded, and the motion was carried unanimously.

Approval of Minutes: Chairman Wiehagen asked for additions or corrections to the previous month's minutes. There being no corrections noted, Rusty Ryan made a motion to approve the August 25, 2009 minutes, seconded by Steve Jacobs. The motion carried unanimously.

Public Comment: No public was present.

Old Business:

Martin & Martin Letter on Strausbaugh Subdivision – Discussion was conducted on item #6 from the Martin & Martin letter dated August 20, 2009. The Planning Commission members decided that the ordinance concerning the type of subdivision as presented in this plan requires clarification of language. Rusty Ryan agreed to work on this issue and formulate a revision of the SALDO language by the October meeting in order to entertain a motion of recommendation to the Board of Supervisors.

Planning Commission Record keeping - Discussion was conducted on various forms of record keeping for the Planning Commission. We will continue to review the sample forms provided and determine at next month's meeting what information is necessary for the Township's purposes.

Conservation by Design Article VIII - Section 800 - Discussion was conducted on the topic of trees in this type of subdivision planning, and also the type of overlays we would like to be used for the plans. It is a concern that there is a loophole in the Conservation by Design of the SALDO in the lack of addressing placement of trees in this type of subdivision, and that it allows orchard trees to be removed due to maintenance constraints, but does not require replacement of these trees. Since this is a plan to require conservation of nature and the natural landscape, the PC members decided that we should perhaps require the developer to add one street tree per unit to encourage a natural environment and to account for any necessary tree removal. We will continue to discuss any changes to this ordinance in October, and formulate a recommendation to the Board of Supervisors. Chairman Wiehagen proposed that a developer should use "real map overlays". These overlays should be see-through to show the stages of layering the landscape onto the layout of the planned housing. We will discuss this with Tim Cormany further before making a recommendation to the Board of Supervisors.

New Business: None.

Engineer/Planner's Report: Mr. Tim Cormany was not present as there were no new subdivision plans under consideration this evening.

Public Comment: No public was present.

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

- Next Board of Supervisors Meeting – Workshop – September 24, 2009.
- Next Board of Supervisors Meeting – October 6, 2009.
- Next Recreation and Parks Meeting – October 14, 2009.
- Next Planning Commission Meeting – October 27, 2009.

Adjourn: The meeting was adjourned at 8:20 PM upon motion by William Shriner, seconded by Vice Chairman Stephen Jacobs, and unanimously approved.

Doreen Premo, Planning Commission Secretary