

Hamiltonban Township Planning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Meeting February 23, 2010

Planning Commission Members Present: Chairman Rusty Ryan, Vice Chairman Stephen Jacobs, Secretary Doreen Premo, William Shriner, and Michael (Mike) Pastovic.

Board of Supervisors Present: Robert Gordon, Coleen Reamer, and Harry Rood. Doug Woerner arrived at 7:25.

Staff/Others Present: Rob Thaeler, Township Planning Consultant from ACOPD; Jason Reichard, from CS Davidson, Inc., Township Engineer; and Township Solicitor Matt Battersby (arrived at 7:30 PM).

Public Present: Dan Sanders, developer; Riley Redding, engineer/surveyor for Dan Sanders.

Call to Order: At 7:00 PM Chairman Ryan called the meeting to order.

Public Comment: None.

Agenda Approval: Chairman Ryan asked for agenda additions or corrections. Secretary Premo stated that she wanted to add under New Business discussion on a better waiver form to replace the current extension request process when time runs out for the review period.

Approval of Minutes: Chairman Ryan asked for additions or corrections to the minutes from January 26, 2010. There being none, Chairman Ryan then called for a motion to approve the minutes. **Vice Chairman Jacobs motioned to accept the minutes, and Bill Shriner seconded. The motion carried unanimously.**

Public Comment: None.

Old Business: None.

Old Plans:

Patrick & Tracy Murray Subdivision Plan. No one was present to represent this plan tonight. They have not responded to the letter sent out by the

Township Secretary nor submitted the revised plan. We will attempt to make contact through their engineer, Bob Sharrah.

Dan Sanders Land Development Plan. Dan Sanders' engineer, Riley Redding presented the revised plan addressing the issues raised by Martin & Martin. Discussion was held on the various issues as mentioned in the M&M letter. Jason will check the Stormwater Management Planning Module and provide us with comments. DEP had issued a review of the land subdivision planning module on August 15, 2007. In this report, the land subdivision qualifies as an exception. The shared lane was also mentioned as a matter of continued concern. Mr. Redding requested the plan be labeled as a final plan. Mr. Sanders does not need a written E & S plan according to ACCD if the area of disturbance is less than 5,000 sq. ft., but he does need to incorporate bmp's. Mr. Sanders will be allowed to install his own on-site septic and well system. The Agricultural disclaimer has been corrected. Mr. Redding needs to provide the Township with a brief narrative as to how the plan complies with Sec. 908 of the SALDO.

Action on the plan was tabled until next meeting. Mr. Sanders signed an extension letter for 90 days to be sure there was enough time for all issues to be resolved. Chairman Ryan called for a motion. **Secretary Premo motioned to recommend the Board grant Mr. Sanders's request for an extension for the Township's review process. Steve Jacobs seconded. The motion carried.**

Township Engineer's Report: No formal report was presented at this meeting; instead, his advice and comments were given throughout the meeting.

Township Planner's Report: No formal report was presented at this meeting; however, his advice and comments were given throughout the meeting.

New Business: There was a brief discussion on holding a workshop to set fees. We decided to meet with the Board of Supervisors on March 18 at 7 PM at the Township Office. Supervisor Gordon asked about Rob Thaeler helping with writing a nuisance ordinance. Secretary Premo mentioned that the Board wants us to work on the Conservation by Design portion of the SALDO. Rob Thaeler said that he would be willing to meet with a group of us to go over the SALDO updates.

Discussion occurred on the method of handling requests for extension of the review period, as the current system is awkward. We need an extension request form at the time of submission to avoid going over the time allotment due to

circumstances beyond the control of the Township. In this way we do not need to repeatedly ask the developer to request such action throughout the review process unless the developer wants to maintain this procedure. Jason will provide us with a sample waiver request form. Chairman Ryan called for a motion. **Secretary Premo motioned to provide the developer with the option to request an automatic extension of the review period at the time of submission, but that said developer would maintain the right to retract the waiver at will, Bill Shriner seconded. The motion carried unanimously.**

*Addendum (March 18, 2010): Once the Planning Commission has decided on the format, we will need a motion to recommend sending this form to the Board for approval of this form by the Board of Supervisors.

Township Meetings: The following meetings will be held at the Township Office at 23 Carrolls Tract Rd. at the local prevailing time of 7:00 PM.

1. Planning Commission – March 23, 2010.
2. BOS Workshop - March 25, 2010.
3. BOS Regular – April 6, 2010.
4. Recreation and Parks Meeting – April 14, 2010.
5. Planning Commission – April 27, 2010.

Other: Hamiltonban Township Easter Egg Hunt – March 27, 2010. Fellowship Baptist Church, Mt. Hope Rd. from 10 AM to Noon. Children ages 5 to 10. (Sponsored by the Recreation and Parks Commission.)

Public Comment: None.

Adjourn: The meeting was adjourned at 8:27 PM upon motion by Chairman Ryan, seconded by Bill Shriner, and unanimously approved.