

Hamiltonban Township Planning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Meeting March 23, 2010

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

Board of Supervisors Present: Robert Gordon, and Harry Rood.

Staff/Others Present: Rob Thaeler, Township Planning Consultant from ACOPD; and Jason Reichard, from CS Davidson, Inc., Township Engineer.

Public Present: Patrick Murray, developer, and Pamela Wiehagen.

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. There were none.

Approval of Minutes: Chairman Ryan asked for additions or corrections to the minutes from February 23, 2010. There being none, Chairman Ryan then called for a motion to approve the minutes. **Vice Chairman Jacobs motioned to accept the minutes, and Mike Pastovic seconded. The motion carried unanimously.**

Public Comment: None.

Old Plans:

Patrick & Tracy Murray Subdivision Plan. Township Engineer Jason Reichard brought up the two comments from CS Davidson, Engineers on the deficiencies of the stormwater management plan. The comments were that a permanent retentive berm with two ft. contours to control water flow was needed, and matting should be added to stabilize the berm. Township Planner, Rob Thaeler, suggested that we should clear up the zoning issue of the property. Currently, this land is zoned commercial on the county map. Several members of the Planning Commission present and past affirmed that this map is incorrect, and the property is indeed zoned R-2. Martin and Martin had stated at a previous meeting that the colors had not printed out properly.

Therefore, Rob noted that the zoning map needs to be corrected and reprinted. Rob said he could arrange for the corrected map through the county mapping office, and he will contact Rick Hise. At this point, Jason Reichard indicated that the plan could be sent on to the Board of Supervisors with a recommendation of conditional approval. **Vice Chairman Steve Jacobs motioned that the Planning Commission send on the plan to the Board of Supervisors with a recommendation of approval of the plan with the conditions of amending the two minor comments by C.S. Davidson in a letter dated March 11, 2010. Mike Pastovic seconded. The motion carried unanimously.**

Dan Sanders Land Development Plan. Dan Sanders was not present, but he has signed an extension of time letter for 90 days from Feb. 23, 2010 to May 28, 2010 to ensure the Planning Commission has time to conclude the review of his plan. Discussion was held on the various outstanding comments (items 2, 3, 4, 6, & 7) as mentioned in the Dec. 15, 2009 letter from Martin & Martin, Engineers. This plan should be ready for recommendation next month (April).

Old Business: The Planning Commission members who were unable to attend the Joint PC & BOS Workshop on the revision of the fee schedule held on March 18 were advised as to the changes to the current fee schedule. Secretary Premo is preparing a spreadsheet to be used by the Township Secretary in composing a consolidated fee resolution. There was a question on one of the fees, so Robert Gordon, Chairman of the Board of Supervisors will check with Coleen Reamer, Supervisor.

The next item was a discussion of the Waiver of Time Form as prepared by Secretary Premo from a sample provided by the Township Engineer, Jason Reichard. This form would be offered to the developer at the time of plan review application by the developer to cover unforeseen events that might prevent the approval process from being concluded in the allotted time, thereby necessitating the Planning Commission to deny approval of the plan or requesting the developer to periodically sign anywhere from one to several requests for an extension of time until all reports and other conditions such as revision of plans by the developer's engineer are finished. There was concern that the developer might not want to use this form. It was explained that this is optional for developer, and even if the developer signs the form, he/she may rescind it at any time following proper procedure to do so. In this way the PC may take whatever time is necessary to approve plan without denying approval of the plan or filing multiple extensions.

The PC needs to make a motion tonight to recommend approval or deny approval of this form and forward that recommendation and form on to the BOS. **Bill Shriner motioned to recommend approval of the Time Waiver Form and send it on to the Board. Vice Chairman Steve Jacobs seconded. The motion carried unanimously.** Secretary Premo will send the form on to the Board.

Chairman Russell Ryan reported on the Joint SALDO workshop with Fairfield Borough's Planning Commission on March 17, 2010. The following Hamiltonban Township officials were present: Robert Gordon and Coleen Reamer from the Board of Supervisors, Steve Jacobs, Rusty Ryan, and Doreen Premo from the Planning Commission. The purpose of the workshop was to begin coordinating the two SALDOs for those areas/subdivisions that share political boundaries. The aim is that there will not be two sets of rules applying to a single subdivision. This was the first of such workshops.

We discussed the need to set a date for our own SALDO workshop to update all items other than those that also affect Fairfield Borough. The date for this Planning Commission Workshop will be Monday, April 19 at 7 PM at the Hamiltonban Township Office.

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: None.

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 Workshop – Monday, April 19.
2. Planning Commission Regular Meeting – April 27, 2010.
3. BOS Workshop - April 29, 2010.
4. BOS Regular Meeting – May 4, 2010.
5. Recreation and Parks Meeting – May 12, 2010.
6. Planning Commission Regular Meeting – May 25, 2010.

Other: None.

Public Comment: None.

Adjourn: The meeting was adjourned at 7:35 PM upon motion by Bill, seconded by Steve, and unanimously approved.
