

Hamiltonban Township Planning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Meeting

May 25, 2010

Planning Commission Members Present: Chairman Russell Ryan, Secretary Doreen Premo, William Shriner, and Michael Pastovic. Vice Chairman Stephen Jacobs had an excused absence. Quorum was maintained.

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

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

Public Present: J. Edward Deardorff, representing Carroll Valley Farm Subdivision Land Development Plan, Mrs. Tammy Deardorff, Pamela Wiehagen, and Sandra L. Polvinale.

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

Public Comment: Sandra L. Polvinale addressed the Commission for a consultation on options for development of her property. From a sketch of her property, it was noted that part of her property is located in Hamiltonban Township, but the bulk is in Liberty Township including the road frontage. She would like to build a solar home/artist's studio for herself in the Hamiltonban portion, but she was informed that she would need road frontage in Hamiltonban Township to comply with our SALDO regulations. She was advised to seek guidance for the rest of her property from the proper contacts in Liberty Township.

Agenda Approval: Chairman Ryan asked for agenda additions or corrections. The only change was that Mr. Sanders' plan would not be ready for review until the June 22 Planning Commission meeting.

Approval of Minutes: Chairman Ryan asked for additions or corrections to the minutes from the April 27 meeting. There being no changes, Chairman Ryan then called for a motion to approve the minutes. **Mike Pastovic motioned to accept the April 27 meeting minutes, and Bill Shriner seconded. The motion carried unanimously.**

Public Comment: None.

Old Plans:

Dan Sanders Land Development Plan. Mr. Dan Sanders was not present as his engineer, Riley Redding, is consolidating two plans into one. This plan should be ready for recommendation next month (June 22). Bill Shriner made a motion to table this plan until June 22, and Mike Pastovic seconded. The motion carried unanimously.

Carroll Valley Farm Land Development Plan.

Mr. Deardorff has decided to comply with the township requirements for rights-of-way on properties in the agricultural zone rather than the Clean & Green requirements. Therefore, the Township Engineer, Jason Reichard, and the Township Planner, Rob Thaeler, indicated to Mr. Deardorff the conditions still outstanding on the plan from the Engineers' report of April 16, 2010 and the ACOPD (county) Report. Due to continued concern over lack of a stormwater management plan and an Erosion and Soil Report for this land development plan, **Doreen Premo motioned to recommend the Board grant a modification of Section 302.C. Stormwater Management Plan and Section 600.6 Erosion and Soil with the condition of No. 9 on the C.S. Davidson Engineer's Report of including a general note on the plan, seconded by Mike Pastovic. The motion carried unanimously.**

There was discussion on the lot lines being at an angle to the road as opposed to being perpendicular as required in Section 903.6 of the SALDO. Therefore, Mr. Deardorff was asked to provide a written request to the Board of Supervisors for modification to this regulation. **Doreen Premo motioned to recommend the Board grant the modification to Section 903.6 of the requirement to have lot lines perpendicular to the road, seconded by Bill Shriner. The motion carried unanimously.**

Another condition needing correction on the final plan is that the site map does not show the dimensions of the residual property. This will need to be added to the final version of the plan.

Jason Reichard and Rob Thaeler summed up the conditions remaining on the Carroll Valley Farm Land Subdivision as being Nos. 1, 6 and 11 of the CS Davidson letter. Mr. Deardorff is to notify his surveyor, Mr. Rex Benchoff, of these remaining conditions to be corrected. **Pending correction of these points (Nos. 1, 6 and 11 of the April 16, 2010 C.S. Davidson Letter), Chairman Rusty Ryan motioned to recommend conditional approval of the Preliminary/Final Carroll Valley Subdivision Land Development Plan with the outstanding conditions as provided to the Deardorffs. Mike Pastovic seconded. The motion carried unanimously.**

Mr. Deardorff and Mrs. Deardorff left at 8:20 PM. Supervisor Reamer left shortly after.

New Plans: There were no new plans this month.

Old Business: There was a brief discussion on revising the section on trees under Conservation by Design. Rob Thaeler requested a meeting on June 10 at 8 AM to review the documents for the Old Orchard Farm Plan proposed by Rick Klein/GOIG, the first plan in the Township proposed to be developed under the Conservation by Design regulations. Secretary Premo will notify the Township Secretary, Deb Feiler, of the pending meeting, and will provide the files for Mr. Thaeler. Any other members wishing to meet with him at this time are welcome. We may also take a tour of the site of the previously proposed subdivision.

We briefly discussed developing an application form for the township as there is not a form for this purpose now outlining all the requirements for submitting a plan. It was suggested we check the submission form used by Conewago Township. Rusty mentioned the tracking chart system discussed at a recent workshop offered by PMPEI and taken by himself (Rusty Ryan) and Doreen Premo. He thought this could be useful for our purposes.

Pam Wiehagen left at 8:30 PM.

Township Engineer's Report: Comments provided throughout the meeting. He summed up the major points the PC needs to consider with each plan is that they meet the design standards of the SALDO, the dates are correct and timelines met, that the developer has completed the submission list, and that all parts (including reports) involved in recommending a plan are coordinated. If the plan is a large subdivision, the Township Secretary would need to be sure a traffic study and a water study are part of the package.

Township Planner's Report: Comments provided throughout the meeting. Rob said we could have the application form we develop placed in the Appendix Section of the SALDO and mention the form in the body of the SALDO as a requirement for use by the developer. We will need to discuss what we want to include as a checklist on the complete application form without being too detailed.

New Business: None.

Sandra Polvinale left at 8:35 PM.

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. BOS Workshop - May 27, 2010.
2. BOS Regular Meeting – June 1, 2010.
3. Recreation and Parks Meeting – June 9, 2010.
4. Planning Commission Regular Meeting – June 22, 2010.

Public Comment: None.

Adjourn: The meeting was adjourned at 8:44 PM upon motion by Rusty Ryan, seconded by Doreen Premo, and unanimously approved.

Doreen C. Premo, Planning Commission Secretary