

# Hamiltonban Township Planning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

## Regular Meeting

June 22, 2010

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

**Board of Supervisors Present:** Coleen Reamer.

**Staff/Others Present:** Rob Thaeler, Township Planning Consultant from ACOPD.

**Public Present:** None.

**Call to Order:** At 7:02 PM Chairman Ryan called the meeting to order.

**Public Comment:** None.

**Agenda Approval:** Chairman Ryan asked for additions or corrections. There were none.

**Approval of Minutes:** Chairman Ryan asked for additions or corrections to the minutes from the May 25, 2010 meeting. The Conservation by Design comments submitted by former PC Chairman Pamela Wiehagen were attached to and become part of the minutes. There being no changes, Chairman Ryan then called for a motion to approve the minutes. **Mike Pastovic motioned to accept the May 25, 2010 meeting minutes, and Bill Shriner seconded. Vice Chairman Stephen Jacobs abstained. The motion carried.**

### Plans:

#### Old Plans:

**Dan Sanders Land Development Plan.** Mr. Dan Sanders was not present this evening, but his final plan and Mylars were available. There was a brief discussion on this plan to ensure completeness. All exceptions noted by the former Township Engineer Martin & Martin in their December 15, 2009 letter, and those noted by the current Township Engineer Jason Reichard of C.S. Davidson in his letter of March 10, 2010 and his April 15 letter to Mr. Jack Powell about a stormwater management plan, consolidating both parts of the plan into one, and correction of the outstanding points 2, 3, and 6 from the M&M letter appear to have been corrected. There is a waiver approval sign-off needed from the Board for SALDO Section 905.2 requesting release from the requirement of connection to a public sewer system. This request has been approved by DEP per Mr. J. Riley Redding. Someone from the Board will need to sign off on this waiver on the top of the plan. Therefore, the Planning Commission entertained a **Motion to recommend approval of the Dan Sanders Land Development Plan and send it to the Board of Supervisors for their review, made by Steve Jacobs and seconded by Bill Shriner. The motion passed unanimously.** Chairman Russell Ryan and

Secretary Doreen Premo signed the plan indicating Planning Commission review was completed, dated June 22, 2010.

**Carroll Valley Farm Land Development Plan** – Conditional Approval stage.

The Township has received the sewer module plan for this land development plan. No action was necessary at the meeting. We will await the DEP report.

**Fairfield Municipal Authority Land Development Plan** – Conditional Approval stage.

**New Plans:** There were no new plans this month.

**Old Business:** There was a brief discussion on the June 10 fact finding session requested by Rob Thaeler 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 (CbD) regulations. Mr. Thaeler stated that he wanted to review how the township had dealt with the variables involved in this type of plan. The new member on the PC was taken on a site tour of the previously proposed subdivision.

Further discussion on this topic resulted in some recommendations for improvement would be to require the yield plan at the beginning of the process and to not allow cul-de-sacs in CbD subdivisions. Also discussed were changes needed to Section 502 such as requiring a master plan to be submitted no later than the Preliminary Plan stage, and weaving the steps involved in regular plans into CbD to eliminate confusion.

**Township Engineer's Report:** Jason Reichard was excused from this meeting as there were no new plans, the Sanders Plan was ready for releasing to the Board of Supervisors and the Carroll Valley Plan has conditional approval awaiting comments from DEP on the Sewer Module Plan.

**Township Planner's Report:** Comments were provided throughout the meeting. Rob handed the PC a small packet of proposed changes to a portion of the current SALDO for our review in preparation for discussion at our July meeting.

**New Business:** Discussion was held on the requirement just brought to the attention of the Township for an ordinance dealing with airport concerns. The Pennsylvania Act 1984-164 has a requirement for an ordinance to restrict building height in an airport operations zone, and this was brought to the township's attention by the Bureau of Aviation and discussed at the PC meeting. The ordinance would protect the Township by limiting liability if something were to go wrong. This could be added as a zoning overlay. It was determined to be of low importance at this time, and the PC decided that it may be dealt with at a later date when minor ordinances come up for discussion and action.

We also discussed the need for two delegates from the Township to be appointed by July 18, 2010 by the Board to attend the SAPC (stormwater planning) meetings.

**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 – June 24, 2010.
2. BOS Regular – July 6, 2010.
3. Recreation and Parks Meeting – July 14, 2010.
4. Planning Commission – July 27, 2010.

**Public Comment:** None.

**Adjourn:** The meeting was adjourned at 8:38 PM upon motion by Steve Jacobs and seconded by Bill Shriner. The motion passed unanimously.

Remaining 2010 meeting dates for PC

July 27, August 24, September 28, October 26, November 30, December 28.

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Doreen C. Premo, Planning Commission Secretary