

# Hamiltonban Township Planning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

## Regular Meeting September 28, 2010

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

**Board of Supervisors Present:** Harry Rood and Douglas Woerner. (Mr. Woerner left at 7:11).

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

**Public Present:** Mr. James Paddock, landscape architect from Gettysburg, PA, Mr. Christopher Batten, from Taneytown, MD, and Mr. Chuck Reid from Strawberry Hill Nature Preserve, Fairfield, PA.

**Call to Order:** At 7:01 PM Chairman Ryan called the meeting to order.

**Agenda Approval:** Chairman Ryan asked for additions or corrections. It was noted that the Strawberry Hill Nature Preserve Master Site Plan presentation was moved on the Agenda from New Business to Public Comment as a courtesy.

**Approval of Minutes:** Chairman Ryan asked for additions or corrections to the minutes from the August 24, 2010 meeting. There being no changes, Chairman Ryan called for a motion to approve the minutes. **Mike Pastovic motioned to approve the minutes, and Doreen Premo seconded. Motion carried unanimously.**

**Public Comment:** Mr. James Paddock, Mr. Chuck Reid and Mr. Christopher Batten conducted an informational presentation of Strawberry Hill Nature Preserve's problems with the current structure of the property and the ideas to improve the usability of that property was sketched out as a Master Site Plan. Some of the major concerns were improving the existing classroom into an all-weather classroom, adding parking space and sanitary facilities utilizing composting toilets to handle the large flow of students in an environmentally responsible manner, restore the old sawmill and waterwheel, and possibly move the administrative offices across to the other side of Mt. Hope Rd. near the pond. Trees will be added to the parking lot to also protect the fish hatchery located near there. They are requesting a County Review and a Review by the Township Engineer. They are conscious of making this fit into the zoning and health requirements while also being aware of the affordability of the project. Mr. Reid indicated that the grant money they have received requires that the plan be completed by June of 2011. The composting toilets would need a holding tank that would be pumped out, they would also need to install handwashing stations that would utilize the existing greenfield now servicing two existing Portapotties. Their main goal is to make sure this facility remains

useful to the community and that it remains a natural, outdoor learning center for many years. The parking design to safeguard the students leaving and entering buses, and the composting toilets/holding tanks for environmental protection will be a zoning matter for further study by the Township. They also plan to install traffic calming measures such as a small fence with shrubbery on either side of Mt. Hope Rd. to alert drivers that they are passing through a special area so that they may slow down. **A motion was made to have the sketch plan presented to the County and the Township Engineer for review by Mike Pastovic and seconded by Bill Shriner. All were in favor.**

The Strawberry Hill gentlemen left at 8:02.

**Plans: Old Plans: Carroll Valley Farm Land Development Plan – *Conditional Approval*** stage. The Township is awaiting the DEP report on the Sewage Module Plan for this land development plan. Discussion was held on the letter sent on September 14, 2010, to Mr. Deardorff per direction of the Board of Supervisors. Secretary Premo was asked to send a further letter to Mr. Deardorff to clarify his options. The Secretary will also contact Barbara Walter to verify what she told Mr. Deardorff about needing a letter from the Township and his possibly having to pay rollback taxes. No action was necessary at the meeting.

**New Plans: Iron Springs Rd. Plaza Sketch Plan**, developer David Sites, engineer/surveyor Robert Sharrah. Discussion was held on County Comments and various issues of concern to the Planning Commission. The two major problems were identified as lack of a safe walkway from the road through the parking lot to the stores, and the proposed design of the intersection of Iron Springs Rd. with Rt. 116. The crosswalk is over 60 ft. wide and would be unsafe for pedestrians. This is PennDOT's rural standard of design, but they should be using the urban standard. The Township has every right to make formal comment on any PennDOT application (for access to a main thoroughfare). We may need to contact our traffic consultant, Trans Associates, to represent the Township. Also, we would like to avoid the typical strip commercial development concept with an attempt made to reflect the design of the area with the buildings more visible than the parking. Perhaps an internal courtyard-style parking area with outlying buildings surrounding the parking lot could be designed. Median strips could contain sidewalks as well as trees making the parking areas safer. The sewer hookup is still not available. The Planning Commission determined that we should request Mr. Sites/Mr. Sharrah postpone submittal of a formal Preliminary Plan and that a representative of this plan attend the next Planning Commission meeting October 26, 2010 to discuss these problems while the plan is still in the conceptual stage. Secretary Premo will take care of the e-mail notification to Mr. Sharrah.

**Old Business:** Items related to the SALDO revision are being carried on the Agenda and in the minutes until the work has been completed. Those pending items are:

- a. Conservation by Design Tree Ordinance.
- b. Revision of SALDO & Integration w/Zoning.
- c. Conservation By Design/Land in lieu of Fees and pre-existing easements - Item for inclusion in SALDO.
- d. Airport Hazard Zoning Ordinance – Compliance w/Law.

Supervisor Harry Rood spoke about the Board's request for him to work with Secretary Premo on a format for the SALDO revision. The outcome was a preliminary outline indicating our preferences for the organization of the material being rewritten, and also how to revise how plans of varying size such as minor subdivisions as compared with large commercial enterprises are handled. To that end, we also held a meeting with Rob Thaeler as he is managing the revision of the SALDO. Out of that meeting we decided the best course to follow would be to scrap the old ordinance and completely rewrite the whole document rather than add more amendments to the existing document as we are striving for usability by all parties.

The other matter for discussion was Item e. Act 46. This State Act prompted us to check for unrecorded plans in Township files, one of which is Orchard Estates. We received confirmation from the previous plan and property owners, Mr. & Mrs. Dan Holsinger, that there are new property owners, Mr. & Mrs. John Baker of Jacks Mountain Rd., who also acquired the rights to the plan for this property. This plan is still on hold due to the conditional approval items not being completed. Since there are new owners, the old plan must be revised to indicate the new owners and must be notarized. We will discuss the plan with the new owners as to the conditions on the property and plan that still remain. Secretary Premo will arrange for a request that the Bakers attend our October meeting. If the Township decides the plan should be rescinded, a letter should be written to the Bakers and sent to the Solicitor for his review.

**New Business:** The Strawberry Hill Nature Preserve Master Site Plan presentation was moved to Public Comment at the beginning of the meeting.

After a brief discussion on the Hamiltonban Twp/FF Joint PC meeting and the 16' vs. 20' alley issues, we decided that we might possibly adopt CS Davidson's engineering standards of construction. This will be added to the list of pending items.

Rusty Ryan gave a brief report on the SPAC meeting to revise Act 167, with the focus being on solutions for stormwater disturbance on properties from one acre to five acres. The homeowner might be allowed trade-offs on the smaller properties to do projects such as rain barrels or rain gardens instead of a major stormwater management plan if it can be proven there will be no runoff that will affect neighbors.

**Township Planner's Report:** Comments were given throughout the meeting. He stated that the next batch of rewrites for the SALDO may not be ready for the October meeting, and he will not be at the November meeting. Rob brought up another issue with our regulations on Clean & Green. What happens when the property is in that program but not in ag land. How do we apply the regulations then? There is a matter of equity, and the Township has no enforcement over how the State runs the C & G program. He said the Township might want to write a regulation that doesn't exclude the right-of-way from the lot area calculation and apply this to everyone. This would result in less buildable area on a lot and would need to be dealt with later when revising the zoning ordinance.

**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.

- a. BOS Workshop – September 30, 2010.
- b. BOS Regular – October 5, 2010.
- c. Recreation and Parks Meeting – October 13, 2010.
- d. Planning Commission – October 26, 2010.

**Other Meetings:** SPAC (Stormwater Planning Advisory Committee) – September 30, 2010, 6 PM at Ag Center to be attended by Supervisor Coleen Reamer and Planning Commissioner Doreen Premo and chaired by Planning Chairman Russell Ryan (ACCD).

**Public Comment:** None.

**Adjourn:** The meeting was adjourned at 9:01 PM upon motion by Bill Shriner and seconded by Mike Pastovic. The motion carried unanimously.

Remaining 2010 meeting dates for PC  
October 26, November 30, December 28.

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Doreen C. Premo, Planning Commission Secretary