

Hamiltonban Township Planning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Meeting

October 26, 2010

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

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

Staff/Consultants Present: Jason Reichard, Township Engineer from C.S. Davidson, and Rob Thaeler, Township Planning Consultant from ACO PD.

Public Present: Mr. Edward Deardorff for Carroll Valley Farm, Fairfield, PA, Mr. Robert Sharrah, engineer for Iron Springs Plaza, Fairfield, PA, and Mr. James Paddock, landscape architect for Strawberry Hill Nature Preserve, Fairfield, PA.

Call to Order: At 6:59 PM Vice Chairman Jacobs called the meeting to order.

Agenda Approval: Vice Chairman Jacobs asked for additions or corrections. There were none. Secretary Premo noted that we would appreciate those on the agenda limiting their presentations to a half hour, if possible.

Approval of Minutes: Vice Chairman Jacobs asked for additions or corrections to the minutes from the September 28, 2010 meeting. There being no changes, Vice Chairman Jacobs called for a motion to approve the minutes. **Mike Pastovic motioned to approve the minutes, and Bill Shriner seconded. Motion carried unanimously.**

Public Comment: **None.**

Plans: Old Plans: Carroll Valley Farm Land Development Plan. The Sewage Module Plan for this land development plan has been approved by DEP. Secretary Premo reported that she contacted Barbara Walter, Adams County Tax Assessor, to ascertain what document(s) is/are needed from the Township when Mr. Deardorff records his plan. Ms. Walter stated that she would need the page from the Zoning Ordinance with the Township requirements for subdivision and Township right-of-way in Agricultural Land. Mr. Deardorff wanted to include a note of his origin as well. Secretary Premo requested he sign and date the note. Township Engineer Reichard requested the name of the subdivision be added to the note. (1)**Motion was made by Mike Pastovic and seconded by Bill Shriner to recommend the Chairman and Secretary sign the Carroll Valley Farm Land Development Plan Mylar as all conditions have been met.** (2)**Motion was made by Doreen Premo and seconded by Mike Pastovic to recommend the Board of Supervisors grant final approval to the Carroll Valley Farm Land Development Plan, including the addition of the note from**

Mr. Deardorff and the Zoning Ordinance page indicating Township regulations on Agricultural Land and Right-of-Way requirements, as all conditions have been met.
Mr. Deardorff left the meeting at 7:10 PM.

New Plans: Iron Springs Plaza Sketch Plan – Mr. David Sites, developer, Mr. Robert Sharrah, engineer/surveyor. Mr. Robert Sharrah, present. Discussion was held on the proposed TIS or Traffic I Scoping meeting requested by Mr. Sites’s Traffic Consultant, RETTEW, with PennDOT. The Township Planner, Rob Thaeler and the Township Traffic Consultant, Jim Cullison from Trans Associates, will represent the Township at the Nov. 1 meeting. County Comments and various issues of concern to the Planning Commission were carried over from the previous month’s discussion. The Planning Commission emphasized that the two major problems 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 are unsatisfactory. Mr. Sharrah indicated that PennDOT has another option of using a traffic circle for intersections such as this - not that he would use this, but that it is an available design. The Planning Commission members indicated to Mr. Sharrah that we are not pleased with the design as presented, that we don’t want to see a traffic circle, and that we would ask him and Mr. Sites to consider locating the parking spaces in a courtyard arrangement so that a more attractive “Village Concept” design and landscaping would be used to differentiate this shopping area from all the other usual “strip mall” designs as seen in urban areas. We feel that this should be the design, especially since the land behind this development may some day be an “age-related” adult community, and we on the Planning Commission are charged with ensuring quality of life and well-being for all our residents. Mr. Sharrah replied that our SALDO and Zoning Ordinance do not require him to design anything in that manner other than how he has already drawn the plan. He stated that the client grocery store wants people who drive by and see the parking lot full of vehicles to encourage more (patronage). The Time Waiver Form discussion was not held.
Mr. Sharrah left the meeting at 7:50 PM.

Strawberry Hill Nature Preserve Master Site Plan – Mr. Chuck Reid, Executive Director, Mr. Jim Paddock, Landscape Architect, and Mr. Christopher Batten, Facilities. Mr. Jim Paddock, present. The Township Engineer, Jason Reichard hand-carried his comments on the plan to the meeting, so the Planning Commission did not have time to review them prior to any discussion. Mr. Reichard carried the discussion on the comments with Mr. Paddock on behalf of the Planning Commission. We discussed the proper classification of this plan under the SALDO. This is an outdoor recreational, non-profit enterprise. It does not fit under residential, industrial or commercial, but there is not a category specifically for recreational projects. We are considering placing it as a conditional use in a commercial category. We did discuss the parking for this plan. Currently, the area has a gravel parking lot, but the Zoning Ordinance requires paving of off-street parking when there are more than 5 or 6 spaces. Would we need to change the Zoning to allow for gravel parking lots in rural areas such as Strawberry Hill Nature Preserve? We are awaiting County Comments on this plan before we can further discuss the plan.

Supervisor Robert L. Gordon left the meeting at 8:20 PM.

Old Business: Mr. John Baker of Jacks Mountain Road, Fairfield, PA, new owner of the Land Development Plan known as Orchard Estates, is scheduled to appear at the November meeting to discuss updating the plan to their information.

Items related to the SALDO revision are being carried on the Agenda and in the minutes as Pending until the work has been completed. Those items are: Conservation by Design Tree Ordinance, Revision of SALDO & Integration w/Zoning, Conservation By Design/Land in lieu of Fees and pre-existing easements - Item for inclusion in SALDO, and Airport Hazard Zoning Ordinance – Compliance w/Law.

Supervisor Coleen N. Reamer, delegate to SPAC, gave a brief report on the last meeting to revise Act 167 with the focus being on solutions for stormwater disturbance on properties from one acre to five acres.

New Business: Secretary Premo gave a brief report on the Floodplain meeting with Deborah Musselman from ACCD. Also, she mentioned the new ruling on Chapter 102.41, 102.42 and 102.43 that goes into effect on Nov. 19 that delineates administrative responsibilities of the Conservation District, requires a municipality that issues building permits to notify the Conservation District within 5 days of receipt of an application for a building permit involving an earth disturbance activity on land of 1 acre or more, and that a municipality may not issue a building permit until DEP or the Conservation District has issued the E&S or NPDES permit. (See Pennsylvania Bulletin, Vol.40, No. 34, August 21, 2010, page 4897).

Township Planner's Report: Comments were given throughout the meeting.

Township Engineer's Report: Comments were given throughout the meeting.

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 – October 28, 2010.
- b. BOS Regular – November 3, 2010. Wed. due to voting on Tues.
- c. Recreation and Parks Meeting – November 10, 2010.
- d. Planning Commission – November 30, 2010. Moved due to Thanksgiving.

Other Meetings: SPAC (Stormwater Planning Advisory Committee) – Nov. 30, 2010, 6 PM at Ag Center.

Public Comment: None.

Adjourn: The meeting was adjourned at 8:40 PM upon motion by Mike Pastovic and seconded by Bill Shriner. The motion carried unanimously.

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

Doreen C. Premo, Planning Commission Secretary