

# Hamiltonban Township Planning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

## Reorganization and Regular Meetings January 25, 2011

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

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

**Board of Supervisors Present:** Robert L. Gordon and Coleen N. Reamer.

**Developers and/or Representatives Present:** Iron Springs Plaza - David Sites, developer and Robert Sharrah, engineer.

**Public Present:** Peggy Shriner and Pamela Wiehagen.

**Reorganization Meeting:** For purposes of electing officers.

**Call to Order:** Chairman Russell Ryan called the meeting to order at 7:00 PM.

Chairman Ryan opened the floor to nominations for Chairman, Vice Chairman, and Secretary. The following people were nominated and elected as the officers for 2011: Russell Ryan, Chairman – **Motion:** 1<sup>st</sup> Doreen Premo, 2<sup>nd</sup> Mike Pastovic; Stephen Jacobs, Vice Chairman – **Motion:** 1<sup>st</sup> Doreen Premo, 2<sup>nd</sup> Mike Pastovic; and Doreen Premo, Secretary – **Motion:** 1<sup>st</sup> Steve Jacobs, 2<sup>nd</sup> Bill Shriner. All were approved unanimously.

The Reorganization Meeting was adjourned at 7:02 PM.

### **Regular Meeting:**

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

**Agenda Approval:** There were no additions or corrections.

**Approval of Minutes:** Chairman Ryan asked for additions or corrections to the minutes from the December 28, 2010 meeting. Bill Shriner motioned to approve the minutes, and Steve Jacobs seconded. **Motion carried unanimously.** They will be forwarded to the Webmaster for inclusion on the Township webpage.

**Public Comment:** Supervisor Rood had asked Secretary Premo to discuss adding windmill restrictions in certain zones with the ability to apply for waivers in other zones. Rob Thaeler stated that we might want to add solar power restrictions also, and these would fit in the Zoning Ordinance.

**Plans:**

**Old Plans:** None.

**New Plans:** Iron Springs Plaza Preliminary/Final Plan. Secretary Premo discussed the Time Extension form with Dave Sites and Robert Sharrah; they will consider the form and get back to us. Engineer Jason Reichard's formal comments were delivered earlier today. Planner Rob Thaeler's formal comments were handed out at meeting. The plans were not sent to the Fire Company yet, and a set also needs to be delivered to the Fairfield Municipal Authority for their reports. The plan needs to have geologic review (karst) performed. Plans were reviewed for missing or incorrect items – e.g., under Construction Notes, Hamiltonban is not listed as an agency to be notified. It was noted that there is less dense development than proposed by the previous developer. Mr. Sites stated that he never wanted to build anything as large as JDH (former developer) proposed. He will consider donating lot 5 (corner lot) to the township if the township wants it as a park, for recreation or he will keep it as green space. It was stated that this is not suitable for recreation. It was suggested that a monument to local soldiers could be placed there. Discussion was held on where someone would park to walk over to view the monument. Concerns with the plan design were brought up. Mr. Sites said he wouldn't consider any changes to his design as he conforms to our SALDO. He won't consider any architectural constraints on his development as he stated he always does a first class development. He said he would do his best from an architectural standpoint. He can't do a strict village setting as it wouldn't look good from the street, but he will do his best to make it look nice. This may not be built for another two years due to the economy. Cost factors are a part of his decisions, as build-out and maintenance are expensive. Rob Thaeler's main concern is pedestrian safety. He stated that the current design has too long of a walking distance for safety. He sees people walking along this corridor every day, and this would increase with the addition of this project. Mr. Sites said PennDOT would have the final call as to what will be done. Rob said the design could be vastly approved for pedestrian safety. Mr. Sites said if he has to change, he will withdraw the plan and we will lose tax revenue. Rob stated that we want smaller radii as he was advocating for the safety of the people walking there. Mr. Sites said it is up to PennDOT if large trucks can negotiate turns safely with smaller radii. The PC is firm on maintaining that a lot of people are walking in this area already, and this will only increase. Further discussion included a vegetation buffer, the stormwater seems to be taken care of, but safety needs to be considered. Rob said we support this project. It's in the right location, and people want closer shopping; it's just a matter of pedestrian safety. Mr. Sharrah said they can work with PennDOT to make safer crossings. The traffic signal would have a pedestrian button for the traffic light. Mr. Sharrah said there might not be a traffic signal at the beginning, but Rob replied that, in any event, the crosswalks need to be the appropriate length. Bob Gordon asked if the plan should go to Mr. Cullison (traffic consultant), yet. Jason Reichard said there are not many changes from sketch he received, so probably not. Jason said Jim wouldn't need the entire set. It was decided to send him just the "road" page (Page LD 4). Mr. Sites and Mr. Sharrah left at 7:34 PM.

The PC discussion continued – they are meeting the bare minimum, but we have a legal obligation to provide safe conditions to our citizens. Jason suggested the township might want to have something on the record with PennDOT as to our expectations. Rob said that the idea that urban standards should be applied was discussed at the scoping meeting, but no minutes were produced for distribution. Jason said something formal should be submitted. It was

decided that Secretary Premo would write a draft letter with revisions to be provided by Robert Gordon, Jim Cullison, and others. This should be focused on PennDOT issues only. The urban process may take a long time to get through PennDOT, but every township has the right to get their opinion on the record. Rusty had stormwater concern with infiltration. The excess water is planned to flow down the little channel and volume might be too great. Jason said the Monocacy Ordinance would cover this. They are building massive drainage under buildings and adding in pervious pavement. Mr. Sites doesn't have any subsurface plan for constructing this pavement, nor are there any maintenance provisions on the plan. Jason also mentioned that our zoning requires landscaping around the tract, and to him this means the whole tract. So far, the landscaping does not encircle the whole edge. Do we want to see it there now so that the trees, etc. have time to mature? Our zoning does not require native species, however, some of the non-natives have become naturalized. Rob said the number of trees internal to the lot is not correct, as they have counted in perimeter trees. Plus, some of them are bushes (bird's nest pine) that are prone to spider mites and grow too low for parking lot vision. It would also be difficult to obligate the builder on lot 1 to provide all the screening. There are only enough EDU's for the first building. The original plan did not have enough water capacity to put out fires, and even though this is only one building, we need to think of the whole development. We won't know until we receive the Fairfield Fire Company and the Fairfield Municipal Authority Reports.

#### **Blue Ridge Summit Sketch Plan**

D.L. George Trucking Company wants to put in a road across property owned by Blue Ridge Summit Sportsmen's Club to access Rt. 16 without using Old Waynesboro Rd. They would need to subdivide off a portion of land from the Club. Discussion was where the larger portion of this property lies. Some said in Liberty Township, but it was pointed out that Hamiltonban is the taxing authority. It was mentioned that there are two properties along there that belong to the Club. There is a 30-acre lot and an 88-acre lot. The one under consideration for subdivision is the 88-acre lot. A GIS map shows that the major portion is in Hamiltonban. Therefore, Hamiltonban would need to be involved in the subdivision. Jason will check into this and get back to us.

#### **Pending:**

**Strawberry Hill Nature Preserve Conceptual Master Site Plan.** Nothing new.

**Orchard Estates Subdivision Land Development Preliminary/Final (Changeover to the Bakers) Plan.** Rusty said the Bakers had met with him, and Bob said the township sent a letter to them today (Jan. 25) to let them know what they still need to do. The plan information needs to reflect the change of ownership. Also discussed was that there was a small piece of land that was to be swapped to Jimmy Coover, but this was never resolved to the township's knowledge.

**Old Business:** Discussion was held on the current status of SALDO revision work. Rob suggested we might want to consider a new document rather than adding amendments to the current SALDO. Fairfield is close to adopting their new SALDO. Rob will get our document ready in draft form for us to review.

The SALDO revision is 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.

**New Business:** An error was found between the adopted PC calendar and the advertised PC calendar, so this will need to be revised and reissued to match the advertised calendar. Discussed adding to webpage due to plan submission dates being included on calendar. It was decided that Supervisor Rood’s request for changes to the SALDO belonged in the Zoning Ordinance. These new items for a Zoning revision include regulations on windmills and solar power devices for energy production purposes.

**Township Engineer’s Report:** Comments given throughout meeting.

**Township Planner’s Report:** Comments given throughout 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 – February 24, 2011.
- b. BOS Regular – March 1, 2011.
- c. Recreation and Parks Meeting – March 9, 2011.
- d. Planning Commission – March 22, 2011.

**Other Public Meetings and Important Dates:**

- a. SPAC – March 31, 2011 – 6 PM at Ag Center.
- b. Preliminary Plan Submissions due March 1, 2011 for review on March 22, 2011.
- c. Tax Collection Committee – March 2, 2011, 7 PM at 911 Center.

**Public Comment:** None.

**Adjourn:** The meeting was adjourned at 8:18 PM upon motion by Steve Jacobs and seconded by Mike Pastovic. The motion carried unanimously.

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Doreen C. Premo, Planning Commission Secretary