

Hamiltonban Township Planning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

February 22, 2011

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

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

Developers and/or Representatives Present: Mr. Robert Angle from William A. Brindle Associates, Inc. representing the Commonwealth of PA and Mr. Harry Eastman, lawyer, representing ISP Minerals.

Public Present: Robert L. Gordon, Supervisor, Coleen N. Reamer, Supervisor, and Harry Rood, Supervisor.

Call to Order: At 7:00 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 January 25, 2011 meeting. There were none. Bill Shriner motioned to approve the minutes, and Mike Pastovic seconded. **Motion carried unanimously.** They will be forwarded to the Webmaster for inclusion on the Township webpage.

Public Comment: None.

Plans:

Old Plans: None.

New Plans:

Orchard Estates Subdivision Land Development Preliminary/Final: The ACCD Letter of Feb. 7, 2011 to John & Kathe Baker Re: Transferee Acknowledgement (of the NPDES permit) is duly noted for the Hamiltonban Township Planning Commission record of plans.

Iron Springs Plaza Preliminary/Final Plan. Fairfield Municipal Authority has just delivered its report (DATE) on water and sewage capacity for the current proposed construction work. However, the plan still needs to have the minimum of a Traffic Report, the Fire Company report and corrections as noted by Jason and Rob.

Several members were concerned that the plan had run out of review time, and as several reports were still absent, and as a revision of the plans correcting the exceptions as commented on by the Township Engineer and the Township Planner had not yet been provided, and the developer had granted neither an abbreviated extension of time nor returned the form that allows up to a year for processing the plan, it was decided that the PC should make a recommendation to the Board that this plan be Disapproved, but with a clause to allow reinstatement provided a time extension is granted by the developer.

Secretary Premo motioned to recommend Disapproval of the Iron Springs Plaza Subdivision Land Development Plan based on the need to review reports such as the Traffic Study, PennDOT comments, Fairfield Fire Company comments, compliance with the Municipal Engineer's comments, and any other reports/comments that may affect an informed decision and not yet submitted to the Planning Commission due to the allotted time period of 62 days review for the Planning Commission and 90 days total for the Board of Supervisors to render a decision other than Disapproval unless the Applicant should consent to grant an extension of time to the Township, said extension to be requested on or before March 1, 2010, the occasion of the next Board of Supervisors meeting for action on such a request, seconded by Mike Pastovic. The motion carried unanimously.

Blue Ridge Summit Sketch Plan

Jason reported that the interested parties had not decided on a course of action at this time.

Commonwealth of PA Parcel A - Subdivision Land Development Preliminary Plan: For the first time as a group, on Tuesday evening, February 22, 2010, the Hamiltonban Township Planning Commission reviewed the Commonwealth of PA Parcel A - Subdivision Land Development Plan application for the purpose of changing this to a standalone parcel. This is a portion (110 acres) of the former Glatfelter Tree Farm No. 1 that had become a part of Michaux State Forest under DCNR protection. This is the third set of plans (an original and two revisions) to be delivered to the Township. Discussion was held on minor changes that were needed before the Mylar is signed. Some of the roads are mislabeled, there were some minor typos, and the zoning was questioned. The plan indicates the King property is woodland/residential. Woodland was explained as being the use, not the zoning. Also, an original signature of the owner should be on each of the three official plans to be kept by the Township and on the Mylar. The Planning Commission was advised to recommend approval as this was simply a request for a subdivision of land and all Hamiltonban Township's SALDO requirements were met. Mr. Eastman, ISP's attorney, stated that this request had nothing to do with the proposed land swap between DCNR and ISP Minerals, and therefore, we had no choice other than to recommend approval. We had also been advised by the Township Solicitor, Matthew Battersby, prior to the meeting, to follow this course of action.

Secretary Premo motioned to recommend approval of the Commonwealth of PA Parcel A - Subdivision Land Development Plan request for a planning waiver and non-building declaration as shown on the plan, seconded by Mike Pastovic. The motion carried unanimously.

Secretary Premo motioned to recommend the Commonwealth of PA Parcel A - Subdivision Land Development Plan be considered as a Final Plan, seconded by Mike Pastovic. The motion carried unanimously.

Secretary Premo motioned to recommend granting approval to the Commonwealth of PA Parcel A - Subdivision Land Development Plan request provided all the typos and road numbers are corrected, and an original signature by the owner appear on the Mylar and three paper copies, seconded by Mike Pastovic. The motion carried unanimously.

Mr. Angle and Mr. Eastman left the meeting at 7:30 PM.

Pending Plans:

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

Orchard Estates Subdivision Land Development Preliminary/Final (Changeover to the Bakers) Plan. See **New Plans** above. Will still need to correct the first page to reflect the changes to a new owner.

Old Business: A brief discussion was held on the year end report due to the Board of Supervisors on March 1, 2011. **Motion to approve 2010 Annual Report to the Board with the addition of beginning SALDO revisions with the Township Planner, Mr. Rob Thaeler of ACOPD. Mike Pastovic motioned, Bill Shriner seconded, the motion carried unanimously.**

Revisions to the Planning Commission Calendar were suggested by Secretary Premo. She would like to add the 62 day deadline for Planning Commission review of plans, and the 90 day deadline for total Township review and disposition of plans to the Calendar, and also to have this Calendar added to the Township Webpage.

Discussion was held on the current status of SALDO revision work. Supervisor Rood asked if the windmill restrictions in certain zones with the ability to apply for waivers in other zones was being added to the SALDO revision. Secretary Premo noted that this had been discussed at our last meeting, and Rob Thaeler had stated that we might want to add solar power restrictions also, and these would fit into the Zoning Ordinance, not the SALDO. These may be adopted at the same time. Discussion was held on Supervisor Gordon's e-mail with his concerns for changes to the SALDO. One item was a slope change from 35% to 25% as well as other issues such as commercial properties installing curbs and sidewalks.

The requirement for a Township Ordinance on Stormwater planning will be addressed in January or February, 2012 per SPAC.

SALDO

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: The Board has requested that the SALDO contain a requirement to establish an Escrow Account for all plans submitted to the Township. The amount would be proportional to the size of the subdivision. The Board of Supervisors also requested that we make a recommendation for the establishment of an escrow account for the Iron Springs Plaza Subdivision Land Development plan due to the large sum of money that needs to be paid out to various consultants, and there is currently no escrow account.

Secretary Premo motioned that the Hamiltonban Township Planning Commission recommend that the Board of Supervisors establish an Escrow Account for the Iron Springs Plaza Subdivision Land Development Plan Project for the express purpose of paying all fees and charges to the Township incurred on behalf of this plan’s approval process and implementation, in the initial amount of \$10,000, this amount to be replenished to the original amount when the balance drops below \$5000, with the balance on hand at the project’s completion to be returned by the Township to the appropriate party, and all above subject to a signed agreement with the proper authorities for this project, seconded by Mike Pastovic. Motion carried unanimously.

Township Engineer’s Report: Comments given throughout meeting. Discussed writing of the SPAC Township Ordinance.

Chairman Bob Gordon asked if the PC was aware that Mr. Kozero was once again checking on the property originally planned to be built through Empire Homes.

Township Planner’s Report: Comments given throughout meeting. Rob said he had a Draft version of the SALDO ready for PC review.

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.

Approval of 2010 Annual Report to the Board of Supervisors due March 1. Mike approved motion to send report to Board, Bill Shriner seconded. The motion carried unanimously.

Corrections were made to the Township member list and will be sent on to the Township Secretary.

Adjourn: The meeting was adjourned at 8:01 PM upon motion by Bill Shriner and seconded by Doreen Premo. The motion carried unanimously.

Doreen C. Premo, Planning Commission Secretary