

Hamiltonban Township Planning & Zoning Commission
23 Carrolls Tract Road, Fairfield, PA 17320

June 28, 2011

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.

Developers and/or Representatives Present: None.

Public Present: Robert L. Gordon, Supervisor.

Call to Order: At 7:04 PM, Chairman Russell Ryan called the meeting to order.

Agenda Review: It was pointed out that there were two number ones in the numbering system of the items. The correction will be made for the file copy.

Approval of Minutes: Chairman Ryan asked for additions or corrections to the minutes from the May 24, 2011 meeting. After some discussion, it was determined the date of the minutes was incorrect and reflected the date of the previous month. The date will be corrected before sending the minutes on to the webmaster and filing a copy in the Minutes Book. **Stephen Jacobs motioned to approve the minutes, and Michael Pastovic seconded. Motion carried unanimously.** The minutes will be forwarded to the Webmaster for inclusion on the Township webpage.

Public Comment: None.

Plans: Current Plans:

Iron Springs Plaza Preliminary Subdivision and Land Development Plan.

This plan is on hold until further notice based on an e-mail from the Township Engineer, Jason Reichard, received shortly before the meeting. The delay in review is due to revisions not yet completed to the Stormwater Management Plan, and PennDOT's traffic report, yet to arrive, may require revisions to the traffic patterns. Also, the Township has not received DEP's review.

The Commission reviewed photos of the current stormwater ditch system across the street from the project between Mr. Tierce's and the Ostroff's. These photos show the effects of the April 16, 2011 rainstorm on the current system. The pipe and ditch were inadequate to prevent flooding of the neighbors' properties during this storm, and with loss of ground absorption surface from the projected buildings, it could only become worse. ACCD will not sign off for a(n) (NPDES) permit until they have the DEP review. ACCD does not do a technical report ACCD is concerned about the increased volume of water being forced down between these neighbors. It is assumed PennDOT will make sure their culvert can handle it.

The soils are karst soils that will absorb well, but there is concern when soil is added on top after construction, and the karst is covered too deeply, absorption will be (adversely) affected. This might cause increased flooding with homeowners calling ACCD about being flooded. Right now, the karst soils are doing a good job, but roofs and a parking lot will change that. Rob Thaeler said he has seen water sitting in the field where the shopping center will be. Rusty Ryan said he could guarantee when the grass is covered, there will be more runoff.

The project can be done right, but it will be costly. A developer may not increase the volume on another property. This could result in court cases. The developer needs permission to discharge onto someone else's property. Once construction has been done, their engineer doesn't want infiltration from that development into the karst as it could cause sinkholes. There could be additional stormwater concerns if further development occurs upstream. This may require them to consider the watershed and require them to perform a downstream analysis (as included on the (NPDES) permit form). This should be saving (developer) Dave Sites from a future problem from upstream development and/or court cases. The township's job is to make sure this project is done right.

Pending Plans:

a. **Orchard Estates Subdivision Land Development Preliminary/Final:** John & Kathe Baker.

b. **Strawberry Hill Nature Preserve Conceptual Master Site Plan.**

Old Business: PC calendar update on hold.

New Business: No new business.

SALDO: Review of the document will wait for the next meeting. Discussion was held on including a section for street trees based on already published lists of acceptable trees for Pennsylvania. The SALDO rewrite will be forwarded to the Board of Supervisors when the P&ZC is ready to recommend the changes. Supervisor Gordon asked if this reflects the language of Chapter 102 that went into effect in November on riparian buffers. Rob is waiting for feedback from us. Rusty asked for verification that this document reflects coordination with Fairfield Borough.

Township Planner's Report: Rob Thaeler announced that Mr. Nick Colonna is the new ACOPD director. Rob informed us of Mr. Colonna's qualifications. Rob mentioned the learning curve involved, as Mr. Colonna has never dealt with a Commonwealth form of government before. Mr. Colonna may be meeting with the townships and other governmental committees, etc. in the future, to develop a better understanding of our area of Pennsylvania. A new change to the county government is an upgrade in classification (due to population increase), and a Comptroller will need to be elected.

Public Comment: Supervisor Gordon mentioned the County Commissioners' July 13 meeting to recommend the DCNR/ISP Minerals land swap go forward with several conditions as to expectations of protecting the land and streams, and the neighboring properties from any

adverse effects from the mining operation. He stated that ISP has agreed to several concessions.

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 – June 30, 2011.
- b. BOS Regular – July 5, 2011.
- c. Recreation and Parks Meeting – July 13, 2011.
- d. Planning & Zoning Commission – July 26, 2011.

Other Meetings and Important Dates:

- a. SPAC – August 31, 2011 – 6 PM at Ag Center.
- b. Tax Collection Committee – July 6, 2011, 7 PM at 911 Center.
- c. South West Joint Comprehensive Plan – July 7, 2011, 7 PM at Fairfield Borough Hall.

Adjourn: The meeting was adjourned at 8:54 PM upon motion by Bill Shriner and seconded by Steve Jacobs. The motion carried unanimously.

Respectfully submitted,

Doreen C. Premo, Secretary/Commissioner
Planning & Zoning Commission