

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

August 23, 2011

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

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

Developers and/or Representatives Present: Bob Sharrah, for Iron Springs Plaza.

Public Present: None.

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

Agenda Review: Act 167 Status and SW Comprehensive Plan September meeting cancellation added to New Business.

Approval of Minutes: Chairman Ryan asked for additions or corrections to the minutes from the July 26, 2011 meeting. A correction of information was added to the Iron Springs Plaza stormwater management plans and a clarification of the legality of using township recreation money for the Strawberry Hill Nature Preserve Site Plan was included. **Michael Pastovic motioned to approve the minutes, and Bill Shriner 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. Purpose: Build a supermarket & other retail development. On hold until further notice. Mr. Robert Sharrah attended the meeting with a “sketch plan” of his firm’s proposal to address stormwater management problems for this project. The sketch plan has promise to solve the problem of providing suitable removal of excess stormwater runoff from the shopping center site and also of providing a suitable discharge point. He will have this plan reviewed by C.S. Davidson, and if approved, will return to the Planning and Zoning Commission with a formal drawing of this idea for our review.

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: Rusty Ryan reported on Act 167 status. He stated that the plan will be ready for review by the SPAC members in late September, date to be determined. The Act will then be sent to all the Townships and Boroughs for local government review during October.

Rob Thaeler reminded us that the September meeting of the South West Comprehensive Plan Committee will be canceled to allow for completion of revision work. The next meeting will be at the usual time and on the usual day of the month in October.

SALDO: Discussion was held on some of the P&ZC members' comments so far. The Supervisors will be asked about the inclusion of adding in wording for a property easement in cul-de-sacs as provision for snow removal storage. We will forward our "track change" comments via e-mail to Rob Thaeler as soon as possible.

Township Planner's Report: Given during discussions.

Public Comment: None.

Township Meetings: The following public meetings will be held at the Township Office at 23 Carrolls Tract Rd. at the local prevailing time of 7:00 PM.

- BOS Workshop – August 25, 2011.
- BOS Regular – September 6, 2011.
- Recreation and Parks Meeting – September 14, 2011.
- Planning & Zoning Commission – September 27, 2011.

Other Public Meetings and Important Dates:

- Tax Collection Committee – September 7, 2011, 7 PM at 911 Center.
- South West Joint Comprehensive Plan – Scheduled for September 1, 2011 - Canceled.
- SPAC – Possibly September (TBA), 6 PM at the Ag Center.

Adjourn: The meeting was adjourned at 8:11 PM upon motion by Bill Shriner and seconded by Michael Pastovic. The motion carried unanimously.

Respectfully submitted,

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