

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

April 17, 2012

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

Staff/Consultants Present: Rob Thaeler from ACOPD, Township Planning Consultant. Jason Reichard, Township Engineer, was not present due to a previous commitment as the meeting date was changed from the usual week due to Primary Election Voting on the 24th.

Developers and/or Representatives Present: None.

Public Present: Coleen N. Reamer, Supervisor.

Chairman Ryan called the meeting to order at 7:02 PM.

Upon review of the April agenda, Chairman Rusty Ryan suggested that the references to stormwater be removed from the Pues' sketch plan description.

Rusty then called for a motion to approve the March 27, 2012 minutes, pending any additions or corrections. There were two changes suggested in the portion on the Pue Sketch plan, that any reference to stormwater management and floodplain/floodway be removed. Bill Shriner motioned to approve the minutes with those changes, and Michael Pastovic seconded. The motion carried unanimously. The minutes will be forwarded to the Webmaster for inclusion on the Township webpage.

There was no public comment.

Plans: The status of these plans will continue to be monitored in the Minutes of this Commission under **Pending**, until the plans are finalized.

Current Plans: None.

New Plans: Jeff and Lori Waite Property Sewer Planning Module. Purpose: The land was already subdivided in 1972, but not built upon at that time. This property is on a private drive located off Orchard Hill Drive. Part of the property lies in Highland Township, but the area to be disturbed is located in Hamiltonban Township. The property owners now want to build a seven bedroom home with the resultant septic system design needing approval by DEP. Chairman Ryan stated that the property owners have a request for an NPDS Permit filed with the Adams County Conservation District. The Township SEO, Gil Picarelli, has approved the soils, and the Zoning Officer, Wilbur Slothour, has signed, thus acknowledging he is aware of the building plan for building permit purposes. The Planning & Zoning Commission has reviewed the Module and agrees that all the necessary parties have reviewed the Module and that all the required signatures are in place so that the Module is ready to send to DEP.

Chairman Ryan stated that he didn't think this required a motion for Secretary Premo to sign the Sewer Planning Module. As there were no objections to this, the Secretary signed all three copies. The next step is for the Sewer Planning Module to be signed by the Township Secretary, Deb Feiler, and be submitted to DEP with the appropriate fee to be paid by the homeowners.

Pending Plans: Plans will continue to be monitored in the Minutes of this Commission until the plans are finalized.

- a. **Iron Springs Plaza Subdivision and Land Development Preliminary Plan.**
Purpose: To build a supermarket & other retail development. The Planning and Zoning Commission recommended the Board of Supervisors grant this plan approval with the conditions as stated in the October 24, 2011 letter from the Township Engineer, Jason Reichard. Mr. Sites has submitted a request to DEP for a drainage outlet pipe permit.
- b. **Orchard Estates Subdivision Land Development Preliminary/Final:** On hold until future notice by the developers, Mr. & Mrs. John & Kathe Baker.
- c. **Strawberry Hill Nature Preserve Conceptual Master Site Plan.** On hold until future notice by developer.

Old Business: The SALDO revision is nearing completion after a work session at the last P&ZC meeting, and only a few minor adjustments remain to be ironed out between Rob Thaeler and Jason Reichard. Just about all the items discussed at the previous meeting were added, and the final version should be ready for the May meeting.

New Business: We were to have reviewed the Act 167 Model Ordinance as revised by Rob Thaeler and forwarded to the Township, but it was not available at the meeting. Supervisor Reamer kindly printed out the Ordinance during the meeting and distributed the document to all members present for review at the May P&ZC meeting, in preparation for a motion of recommendation to the Board for their June meeting. Chairman Ryan requested that Secretary Premo send out a reminder e-mail around May 1 that all members be prepared with written comments on the Ordinance for the May meeting. C.S. Davidson is preparing some engineering comments to add to the Ordinance prior to Township adoption.

The Act 13 News Bulletin Alert was provided to and distributed to the members for their information as it discusses zoning issues. However, Rob Thaeler said this Act does not apply to this township as it involves only those areas with the Marcellus Shale gas resources. Therefore, the comments on local zoning being pre-empted by this Act do not apply to Hamiltonban.

The Zoning Ordinance revision was briefly discussed. Rob is at about the same point with Fairfield's revision as with Hamiltonban's. This is presently on hold at ACOPD, but will soon be back on the table.

Township Planner's Report: Comments provided during the meeting.

Township Engineer's Report: Not present.

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.

- a. BOS Workshop – April 26, 2012.
- b. BOS Regular – May 1, 2012.
- c. Recreation and Parks Meeting – May 9, 2012.*
- d. Planning Commission – May 22, 2012.

*Rob stated that he and Sarah Weigle from ACOPD will be attending at least the next RPC meeting to work on the Official Map with that Commission. The map already prepared by Sarah was shown to the P&ZC. The final version will be reviewed by the P&ZC before adoption as a Township Ordinance. Rob commented on the features on the map and discussed the proposed trail connections, possibly even connecting Carroll Valley and Fairfield to Hamiltonban public and private (Camp Eder, Strawberry Hill Nature Preserve) recreation sites. A possible railroad trail might become available if the active railroad (CSX) should cease operation. The map should include Conservation by Design features to be protected such as priority open spaces, ridge tops, steep slopes, wetlands, etc. They are working on a network of connected features, perhaps along waterways or other open spaces, will aid the township to steer the developers into preserving the rural character of this valley area. Also to be considered in the “Deemed Eligible Area” for historic preservation is the area where the Fairfield Battle (Civil War) occurred. Eventually the Planning Commission will be reviewing the finished Official Map.

The meeting was adjourned at 7:50 PM upon motion by Mike Pastovic and seconded by Bill Shriner. The motion carried unanimously.

Respectfully submitted,

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