

# Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

September 25, 2012

---

**Commission Members Present:** Chairman Russell Ryan, Mike Pastovic, Vice-Chairman Stephen Jacobs, Secretary April Hewitt, and William Shriner.

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

**Absent from the meeting:** Jason Reichard, Township Engineer

**Public Present:** Supervisor Harry Rood, Kevin Brown, and Randy Simpson

---

**Call to Order and Agenda Review:** Chairman Ryan called the meeting to order at 7:00 PM and asked if there were any changes to the meeting agenda. There were none.

**Approval of Minutes -** Mike Pastovic motioned to approve the July 24<sup>th</sup>, 2012 Planning Commission Meeting Minutes. William Shriner seconded. The motion carried unanimously. William Shriner motioned to approved the August 28<sup>th</sup>, 2012 minutes. April Hewitt seconded. The motion carried to approve the minutes with adjustments made to the Marten site.

**Public Comment:** None

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

**New Plans:**

- Randy Simpson presented a sketch plan to subdivide his land located on Bullfrog road. The committee advised him to contact Clean and Green regarding how much land or percentage of land can be subdivided per year and have the surveyor precisely review the SALDO sections 903.5. A and 903.5.C.

**Current Plans:**

- Mr. Brown presented a land development plan and a storm water management plan. The Planning Committee notified him that he needs to formally submit this plan to Debby and pay any applicable fees. This plan will then go back to the Planning Committee and they will make any recommendations to the Board of Supervisors.

**Pending Plans/Zoning:**

**Iron Springs Plaza Preliminary Plan:** Still waiting for old items to be taken care of. There is no new information to report.

**Strawberry Hill Master Site conceptual Sketch Plan:** On hold until further notice by developer.

**Orchard Estates Preliminary/Final Plan:** On hold until further notice by developer.

**Old Business:**

**Subdivision and Land Ordinance (SALDO):** The SALDO has been forwarded to the board for adoption of all revisions.

**Zoning Ordinance:** Rob Thaeler stated that he will present a summary of the changes that he recommends. The Planning Committee will start reviewing these revisions at the October 25<sup>th</sup>, 2012 meeting. The final revisions will be sent to the Board of Supervisors for their review.

**New Business:** None

**Township Engineer's Report:** Not present

**Township Planner's Report:** Rob Thaeler notified the Planning Commission that the Parks and Recreation Committee has been working on a map and an ordinance document that goes with the official map of Hamiltonban Township. This information has been forwarded to the Parks and Recreation Committee and the Board of Supervisors for review.

**Public Comment:** None

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

- Board of Supervisors Workshop - September 27, 2012
- Board of Supervisors Regular - October 2, 2012
- Recreation and Parks Meeting - October 10, 2012
- Planning Commission - October 23, 2012

The meeting was adjourned at 7:48 PM upon motion by Stephen Jacobs and seconded by Mike Pastovic. The motion carried unanimously.

Respectfully submitted,

---

April L. Hewitt, Secretary  
Planning & Zoning Commission