

# Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

April 23, 2013

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

**Staff/Consultants Present:** Rob Thaeler from ACOPD, Township Planning Consultant, and Jason Reichard, Township Engineer

**Absent from the meeting:** Stephen Jacobs

**Public Present:** Harry Rood, Ron Garis, and Charles Harsanyi

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**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** – Chairman Ryan motioned to approve the March 26, 2013 Planning Commission Meeting Minutes. Mike Pastovic seconded. The motion carried to approve the minutes with adjustments clarifying that Land and Sea currently conduct well inspections for Hamiltonban Township.

## **Public Comment:**

Charles A. Harsanyi, French Lane. Mr. Harsanyi would like to purchase additional property and combine it with his current property. The property is zoned a R1 and the Planning Commission stated that this is an expansion of an existing lot, which falls under the Minor Subdivision Rule of the SALDO. The next step is submitting a Preliminary/Final Subdivision Plan.

Ken Taylor, Fairfield Station Road. Mr. Taylor was not present at the meeting, but had questions regarding building a house on a land locked parcel. Rob Thaeler stated that he has the right to build because it is an existing lot per the Zoning Ordinance. Chairman Ryan will provide Debby with all information that was discussed and have her contact Mr. Taylor.

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

## **Current Plans:**

- Kevin Brown, 3809 Fairfield Road, submitted a Time Waiver Form to extend his Land Development Plan for 1 year. Mr. Brown has until December 14, 2013 to address all comments made from C.S. Davidson, Inc. No revisions have been submitted.

**New Plans: None**

## **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.

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

**New Business:**

**Tree Species Resolution:** Chairman Ryan presented the Commission with an updated list of native tree species. Mike Pastovic motioned to forward this list to the Board of Supervisor for their consideration for approval. Bill Shriner seconded. The motion carried unanimously.

**Well Construction Standards and Model Ordinance:** Chairman Ryan notified all members that the public comment time has expired. The Planning Commission will wait until the final copy is published, then review it.

**Storm Water Flow Chart:** Wilbur Slothour has prepared a four level flow chart for anyone that is planning construction. Rusty has reviewed the document as well as Jason Reichard. The Planning Commission members did not have copies to review. While a motion was not made due to lack of review by others on PC, Rusty did state that the document prepared by Wilbur appears fine and is a good tool for use by all.

**Construction Specification Manual:** Jason Reichard provided the Commission with a summary of this manual that was prepared by CS Davidson. This manual provides all information of what materials, and what standards are needed for all construction. Chairman Ryan motioned to forward the Construction Specification Manual to the Board of Supervisors to adopt in whichever way the Supervisors deem appropriate. Mike Pastovic seconded. The motion carried unanimously.

**Old Business:**

**Zoning Ordinance:** There will be a new ordinance developed instead of trying to revise the current. Workshops will continue as needed between the Board of Supervisor and the Planning Commission as progress is being made.

**Township Engineer's Report:** None

**Township Planner's Report:** Rob stated that electronic copies of the South West Comp Plan have been sent to all municipalities. Hard copies will be sent to anyone that requests them. The Steering Committee will reconvene the 1<sup>st</sup> Thursday of June.

**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 – April 25, 2013
- Board of Supervisors – May 7, 2013
- Recreation and Parks – May 8, 2013
- Planning Commission – May 28, 2013

The meeting was adjourned at 7:53 PM upon motion by Rusty Ryan and seconded by Mike Pastovic. The motion carried unanimously.

Respectfully submitted,  
April L. Hewitt, Secretary  
Planning & Zoning Commission