

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

July 23, 2013

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

Absent from the meeting: Jason Reichard, Township Engineer and Stephen Jacobs

Public Present: Benny Akers, Chris Bream and Kim Bream

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 – Bill Shriner motioned to approve the June 25, 2013 Planning Commission Meeting Minutes with a spelling correction. Mike Pastovic seconded. The motion carried unanimously.

Public Comment: None

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:

- Douglas Flohr, 115 Scotch Trail, submitted an Application to Appear Before the Zoning Board on August 20, 2013 meeting. Mr. Flohr wants to put a pole building in front of his house. Per Section 300 of the Zoning Ordinance, the structure needs to be placed to the side or behind the house. After much discussion, Chairman Ryan made a motion that Wilbur Slothour and/or Zoning Hearing Board have clarification as to where the building will be located and the specific size of the building prior to the decision, with clarification as to what sub-section of Section 300 is being used by the Zoning officer. (A or D) Mike Pastovic seconded. The motion carried unanimously.

New Plans:

- Benny Akers, 408 Cold Springs Road, submitted an Official Land Survey Map showing his intentions of wanting to subdivide the property into two equal parts. The Planning Commission stated that a Subdivision Plan needs to be formally submitted to the Township Office in order for this project to move forward.
- Specialty Granules, Inc., submitted a Zoning/Land Use Permit Application for a water utility building. Chairman Ryan motioned to waive the requirement for a Land Development Plan due to the size of the building which is under 200 sq. ft. Mike Pastovic seconded. The motion carried unanimously.

Pending Plans/Zoning:

Iron Springs Plaza Preliminary Plan: CS Davidson and our Township Engineer reviewed the

most recent Highway Occupancy Permit Plan and have offered comments.

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

New Business:

Kevin Brown, 3809 Fairfield Road - Nothing has changed since the June meeting. It appears that the outstanding issue remaining to approve the land development plan is the preparation and approval of stormwater management for the proposed impervious surfaces. The municipal engineer has formally made comments that stormwater management is required for the project proposed.

Old Business:

Zoning Ordinance: 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. The next Steering Committee meeting is scheduled for August 1, 2013. A group of parties are putting together an application to the South Mountain Partnership for grant money that will put a trail that will connect the Hamiltonban Township Park to Strawberry Hill through Camp Eder. The application is due at the end of the month. Chuck Reid from Strawberry Hill is completing the application. Rob will keep the Planning Commission updated on the progress.

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 – July 25, 2013
- Board of Supervisors – August 6, 2013
- Recreation and Parks – August 14, 2013
- Planning Commission – August 29, 2013

The meeting was adjourned at 7:43 PM upon motion by Bill Shriner and seconded by Mike Pastovic. The motion carried unanimously.

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