

**Hamiltonban Township Planning Commission**  
23 Carrolls Tract Road, Fairfield, PA 17320  
**Regular Meeting**  
**May 27, 2008**

**Planning Commission Members:** Chairman Curtis Musselman, Vice-chairman Stephen Jacobs, William Shriner, Pamela Wiehagen

**Board of Supervisors:** Chairman Robert Gordon and Police Coordinator Coleen Reamer

**Others:** Zoning Officer Milton Nicks, Barbara Nicks Township Auditor and Amy Harbaugh Recorder

**Public Citizens:** Harry and Marilee Rood and from Liberty Towers, LLC. Randell Holmes, Ed Richardson, Ed Hoffe and Atty. Jeff Ernico

Chairman Musselman called the meeting to order at 7:30 PM.

**MINUTES APPROVAL:**

Mrs. Wiehagen made the motion to approve the April 23, 2008 meeting minutes, seconded by Mr. Jacobs. The Planning Commission unanimously approved this motion.

**OLD BUSINESS:**

- **Liberty Tower's - Cell tower**

Liberty Tower's LLC, representatives began the discussion about the towers by correcting an error on their part. The error had to do with the wording of comment #4 on the Martin and Martin letter dated 5-22-08. They would like to make a waiver request to change the plan from a Preliminary Plan to a Final Plan. It is a single lot. They will need to make the request in writing before the waiver can be voted on. Liberty Tower's LLC will request the waiver in writing. Mr. Holmes agreed with the other comments on the 5-22-08 Martin and Martin letter.

The planning commission conducted a field inspection of the site for any painting or screening issues before the meeting tonight. The planning commission made the following determination:

Chairman Musselman made a motion that the Planning Commission adopt as their determination that there be no required additional necessary screening or painting of the galvanized tower or facilities, seconded by Vice-Chairman Jacobs. The Planning Commission unanimously approved this motion.

The following are still in process, with no representatives and no actions that need to be taken by the Planning Commission: GOIG, Old Orchard Estate, Donaldson Fruit Farm and Fairfield Shopping Center. This completes the Old Business at this time.

## **NEW BUSINESS:**

- **Munck subdivision off of Five Forks**

There is no one present to represent this Sketch Plan. The Planning Commission has received a Sketch Plan and letter dated 5-6-08 for the Munck subdivision. There was some discussion about the width of a class 2 lane. There are some concerns that two cars would not be able to pass each other and that lane may need some upgrades such as making it wider and installing guardrail. Zoning Officer Nicks suggested that we take a look at our new Private Road Ordinance. Zoning Officer Nicks requested a copy of the new Private Road Ordinance and the Well Ordinance. Supervisor-Chairman Bob Gordon has the final packet from Martin & Martin for the above ordinances and will distribute to Zoning Officer Nicks and the Planning Commission. Mr. Rood commented that the ordinances are up-to-date on the township web site. There are not further actions required for this subdivision at this time.

## **Zoning Officer Nicks Report:**

Zoning Officer Nicks reported that permit issuance has been slow so far this year. Zoning Officer Nicks has been working on Section 309-Sign Regulations portion of the Zoning Ordinance book. Zoning Officer Nicks has printed and distributed his suggestions to date. Zoning Officer Nicks will continue to work on this project. There was some discussion about TODS (Tourist Oriented Directional Signs). Penn Dot gives townships the choice of either accepting or not accepting these signs. Supervisor-Chairman Bob Gordon has the information from the state concerning the TODS signs. This decision will be discussed by the Supervisors and they will have to decide whether or not to continue to accept this type of sign in the township. The ones that are currently up will stay up. Zoning Officer Nicks and the Planning Commission will hold a workshop ½ hour before the next Planning Commission meeting on June 24<sup>th</sup> to discuss the changes to Section 309-Sign Regulations portion of the Zoning Ordinance Book.

Zoning Officer Nicks attended six inspections with Officer Juanita Larmer for Cars/Junk. The recipients will have 30 days to clean-up the cars/junk and if it is not cleaned-up within 30

days the township will contact Solicitor Battersby's office.

Zoning Officer Nicks stated that the township also needs to address the Animal Ordinance.

Chairman Musselman asked if there was still a ground disturbance issue at 2175 Cold Springs Road. Zoning Office Nicks felt that the issue had been resolved. Zoning Officer Nicks has created a new permit for disturbing the ground, because of the problem at 2175 Cold Springs Road. The permit will list who is in charge and will include a map of the area that will be disturbed. This concluded the Zoning Officer report.

**ADJOURNMENT:**

At 8:20 PM Chairman Musselman made the motion to adjourn the meeting, seconded by Mr. Shriner. The Planning Commission unanimously approved this motion.

Respectfully submitted by Amy Harbaugh, Recorder