

# Hamiltonban Township Planning & Zoning Commission

\*\*\*DRAFT\*\*\*

23 Carrolls Tract Road, Fairfield, PA 17320

March 26, 2013

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

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

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

**Public Present:** Pam Wiehagen

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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 -** William Shriner motioned to approve the February 26, 2013 Planning Commission Meeting Minutes. Mike Pastovic seconded. The motion carried to approve the minutes with adjustments made to the Strawberry Hill Master Site Plan.

**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:**

- 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.
- Specialty Granules, Inc. (SGI) is requesting that the 112 acres located on Gum Spring Road be rezoned from Woodland Conservation to Industrial. The Board of Supervisors had a public hearing on February 27, 2013 at 7:00 PM at the Fairfield High School. A decision should be made at the April 2, 2013 Board of Supervisors Meeting.

**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:**

**SALDO:** Chairman Ryan asked if all members of the Planning Commission had a copy of the new SALDO. Steve and April have not. Rusty will contact Debby and have her give copies to them.

**Tree Species Resolution:** Chairman Ryan had sent Rob Thaeler links to help prepare a list as required by Sec 1004.H of the SALDO. Rob distributed a list of native tree species. Chairman Ryan will consult with his wife, which is a Landscape Designer and have her make

recommendations as necessary. Rob asked if she could identify conditions where certain trees would be preferred over others when dealing with power lines, commercial property, street trees along an existing thoroughfare, sidewalks etc. Rusty will provide a final list at the April 23, 2013 meeting.

**Well Construction Standards and Model Ordinance:** A draft of the AC Well Construction and Model Ordinance was distributed to all members for review. Rob stated that a committee was put together and 4 out of the 5 practicing well drillers in the county were present. The attendees are supportive of these practices. The only change that will take place is the well driller needs to file a completion report to the township, and by signing that report, the driller is certifying they followed technical specifications, but not held accountable. There are only two states, Pennsylvania being one of them, that do not require state wide standards for well drillers. The township currently has no one that conducts inspections on wells. Chairman Ryan requests that all members review all documents and make any recommendations at the next meeting.

**Camp Eder:** Chairman Ryan received an email from Alan Patterson of Camp Eder requesting to build two small cabins for use in their summer camp program. More information is needed in order for the Planning Commission to make any recommendations.

**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. Rob Thaeler and Bob Gordon will coordinate the next workshop.

**Township Engineer's Report:** None

**Township Planner's Report:** Rob stated the first two chapters of the South West Comp Plan are ready for distribution to the municipalities and the committee members. A meeting will be scheduled in the next couple of months to give members chance to review all information.

**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 - March 28, 2013
- Board of Supervisors - April 2, 2013
- Recreation and Parks - April 10, 2013
- Planning Commission - April 23, 2013

The meeting was adjourned at 7:59 PM upon motion by Mike Pastovic and seconded by Bill Shriner. The motion carried unanimously.

Respectfully submitted,  
April L. Hewitt, Secretary