

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

June 25, 2013

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

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

Absent from the meeting:

Public Present: Harry Rood, Charles Harsanyi and Ken Scott from Beyond All Boundaries

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 May 28, 2013 Planning Commission Meeting Minutes with changes made to the Adams County Radio Project. 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:

- Kevin Brown, 3809 Fairfield Road, submitted a Time Waiver Form to extend his Land Development Plan for 1 year, which expires December 14, 2013. Mr. Brown submitted a revised Land Development Plan. Jason Reichard reviewed the comments made from the letter dated November 7, 2012 from C.S. Davidson, Inc. Jason Reichard stated according to the ordinance, a Stormwater Management Plan needs to be put into place. Rusty Ryan motioned to accept the submitted paperwork as a Preliminary/Final Land Development Plan. Mike Pastovic seconded. The motion carried unanimously.
- Charles Harsanyi, 60 French Lane, would like to purchase additional property and combine it with his current property. Ken Scott from Beyond all Boundaries presented a Subdivision Land Development Plan. The Planning Commission reviewed the comment letter from C.S. Davidson, Inc. regarding this plan. Rusty Ryan motioned to approve the Land Development Plan as Final with conditions as stated in the comment letters from C.S. Davidson, Inc. and Adams County Office of Planning and Development, approve and execute the Request for Planning Waiver and Non-building Declaration, and recommend to the Board of Supervisors the same. Mike Pastovic seconded. The motion carried unanimously. (The ACOPD comment letter was received in the Township Office Monday, July 1, 2013)

New Plans: None

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:

Old Business:

Zoning Ordinance: Rob Thaeler distributed a draft map of the Land Use of Hamiltonban Township. 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 primary chapters have been submitted to the Steering Committee for review. The next meeting is scheduled for July 1, 2013.

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 – June 27, 2013
- Board of Supervisors – July 2, 2013
- Recreation and Parks – July 10, 2013
- Planning Commission – July 23, 2013

The meeting was adjourned at 7:54 PM upon motion by Mike Pastovic and seconded by Rusty Ryan. The motion carried unanimously.

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