

**Hamiltonban Township Planning & Zoning Commission**  
23 Carrolls Tract Road, Fairfield, PA 17320

February 28, 2012

**Commission Members Present:** Chairman Russell Ryan, Vice Chairman Stephen Jacobs, Secretary Doreen Premo, William Shriner and Michael Pastovic. Quorum present.

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

**Developers and/or Representatives Present:** Mr. R. Lee Royer, Surveyor for Hill Subdivision.

**Public Present:** Mr. John Iaea.

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The meeting was called to order at 7:00 PM by Chairman Ryan.

Chairman Rusty Ryan asked if there were changes to the agenda. There were two additions – discussion of the upcoming Act 167 Training as applies to PC and a Joint Workshop to discuss the Engineer’s Comments on the revised SALDO. They were added to New Business.

Rusty then called for a motion to approve the January 24, 2012 minutes, pending any additions or corrections. There being no changes, Steve Jacobs so motioned, and Michael Pastovic seconded. The motion carried unanimously. The minutes will be forwarded to the Webmaster for inclusion on the Township webpage.

There was no public comment at this juncture.

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

**Current Plans:**

**David and Kathleen Hill Land Subdivision/Addition Preliminary/Final Plan.** Purpose: To subdivide off and to transfer ownership of a section of the Hill’s land to the adjoining property owned by Shirley Tannenbaum. Mr. R. Lee Royer, Surveyor/Engineer attended the meeting as the Hill’s representative. As the PZ&C recommendation to the Board was due this evening, we checked that minor issues were and would be corrected before the Board’s review. The property address has been corrected to 2075 Newman Road per letter from County Mapping. One reference to the Trinity Acres address remains in Note 13, and per Mr. Royer, that will be removed before delivering the Mylars and final paper plan printouts. The Agricultural Disclaimer has been added to the plan. Jason Reichard questioned whether the Hill’s had a right-of-way agreement across the Sprow and Benton properties. We do not need to determine if there is a maintenance agreement as no new building will occur. Should there ever be a new home added in this area, the new subdivision plan will need to include such agreement. It was brought up that there could be a problem if the Hills decide to sell and there

is no written agreement for access. We decided this was a civil matter, but it will be brought to the attention of the Board as all properties must have access per the SALDO. Mr. Royer filled out the Final Plan status request, and this request will be forwarded to the Board for their action at their next meeting per the following motion:

The P&ZC made the following motion:

- Motion to recommend the Board of Supervisors approve the request that the David and Kathleen Hill Preliminary/Final Subdivision/Land Addition Plan be granted final status as requested by the Hill's representative, Mr. R. Lee Royer, in writing, on February 28, 2012. Motioned by Mike Pastovic, seconded by Steve Jacobs, vote unanimous.

Secretary Premo requested a copy of the deed for Shirley Tannenbaum and Susan Swope, owners of the property receiving the land addition. This copy will be added to the file.

The P&ZC made the following motion:

- Motion to recommend the Board of Supervisors grant the David and Kathleen Hill Final Subdivision/Land Addition Plan Conditional Approval based on the removal in Note 13 of reference to Trinity Acres Lane Extension. Motioned by Mike Pastovic, seconded by Bill Shriner, vote unanimous.

Mr. Royer left at 7:58 PM.

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

- Iron Springs Plaza Subdivision and Land Development Preliminary Plan.**  
Purpose: To build a supermarket & other retail development. The Planning and Zoning Commission recommended the Board of Supervisors grant this plan approval with the conditions as stated in the October 24, 2011 letter from the Township Engineer, Jason Reichard. **New Information:** December 15, 2011 letter titled "Drainage Pipe Outfalls – General Permit Application for Water Obstructions & Encroachments" - part of the revised TIS received by Township December 19, 2011 from Robert Sharrah of Sharrah Design Group, Inc. indicates he has submitted a proposal to DEP for an outfall permit for the pipe necessary to carry stormwater runoff from the lot to be developed into a pipe proposed to pass under Rt. 116, between two residential properties, through Fairfield Union Cemetery and Fairfield Municipal Authority properties to an unnamed tributary to Toms Creek where the water will be discharged.
- D.L. George Plan for a Haul Road.** **New Information:** February 14, 2011 letter from Franklin County Conservation District advising this company of the need for an NPDES permit due to the amount of land to be disturbed. Adams County will not be involved at this point.
- Orchard Estates Subdivision Land Development Preliminary/Final:** On hold until future notice by the developers, Mr. & Mrs. John & Kathe Baker.
- Strawberry Hill Nature Preserve Conceptual Master Site Plan.** On hold until future notice by developer.

**Old Business:**

The Plan Submission Calendar will be added to the website once the webmaster determines the best location.

The 2011 Annual Planning and Zoning Commission Report was discussed and determined to be ready to send on to the Board of Supervisors as written. Therefore, the P&ZC made the following motion:

- Motion to send the 2011 Annual Planning and Zoning Commission Report to the Board for the March Board of Supervisors Meeting. Motioned by Bill Shriner, seconded by Mike Pastovic, vote unanimous.

**SALDO:** The SALDO revision Comment Letter from the Township Engineer, Jason Reichard of C.S. Davidson, will be discussed in a Joint Workshop as requested by the Board of Supervisors, date to be determined. Notification will be provided to all Commission and Board members as well as to Jason Reichard and Rob Thaeler.

**New Business:** We received a request from Supervisor Reamer to review and provide comments on the Recreation and Parks Commission project of the Greenways Map portion of the Official Map. This will be a standalone Ordinance. A brief preview of the map resulted in some comments with a more formal review and comment period to follow at a later meeting. One comment was that this is more of an inventory of all the existing preserved/conserved farm properties and State Forest land and nature preserves and not exactly part of an Official Map. A true Official Map is a plan of what is proposed for protection or public use in the future. Such proposed features might include a walking trail, new connecting roadways, or other public features or properties the township might want to protect or facilitate. Some ideas for protection included adding riparian buffers to waterways. However, this was said to be outside the scope of this project, and would need to be a standalone ordinance. This map would allow the township up to a year from submission of a plan for development to either acquire the right-of-way by right of first refusal or to negotiate that the feature desired to be protected would become part of the plan's design. An Official Map gives the township the opportunity to negotiate either an easement or the opportunity to acquire a certain property. It does not guarantee that there will be agreements between the property owner and the township. In this case, the township is looking at facilitating the recreational process.

Other comments, so far, were that the students' names and identifying information was in too large a font. Also, the green colors were too similar, and perhaps, hatch-marks could be used or another color added for areas the township plans to pursue for future protection. We should be interested in a consistent manner of representing the properties, such as privately owned areas should be a certain color vs. publicly owned areas that should be a different color. Do we agree with the limits, the areas that are being designated as greenways, or do we think other areas should be added. Usually, already preserved areas do not appear on the ordinance map. Strawberry Hill is privately owned, not preserved, and there is no guarantee that it will stay that way, nor Camp Eder, so it may be appropriate to keep them on the map as something to protect in the future, but it is not appropriate to keep the already preserved farms or farms with easements on the Official Map. We might want to include the Conservation by Design development technique (the 4 step design process) to identify the open space areas such as

mountain/ridge tops, the old copper mines, the soapstone mines, wildlife trails, public water supplies, even public wells, natural resources such as the floodplains, lakes, ponds, and streams, especially if they cross nonpublic lands, and highlighting the exceptional-value Middle Creek. This could equate into protecting coldwater fishing by adding in buffers, etc. The watersheds should be plotted on the Map. We should make sure that priority greenspace areas are included with links to each other. Then the township will not have to argue with a developer as this person will know what the township wants to preserve. Whatever the township wants to see protected or preserved if development should occur needs to be identified before that development comes in. It was suggested that a legend be added to the historical map with corresponding numbering.

The Shippensburg students only had a month to prepare the maps, so comments will be needed to fine tune the Maps before adoption by ordinance.

Next discussed was what the Supervisors were asking us to do. It was felt that we need more time for a good review to be done. One question was did the Board want this moved on to PC or to stay in the RPC until all work has been finished? The PC wants the opportunity to review the map before it becomes final. Rob stated that this is a requirement before an Ordinance goes to the Board for approval. Another question was who does Board want to develop these maps? Rick Hise has all these maps, Rob has digital access to all these maps & will take this back to work on it depending if the Board or the PC requests this be done. Rob said he will end up doing the ordinance anyway. Jason said he would make comments when ready for the final review unless the Board would like them sooner.

Secretary Premo will make sure these maps are available to members of this Commission. Either they will be tacked up on a wall or available in the workroom for anyone to come in to review them. The pdf maps will be e-mailed to all those with accounts.

The next item on the agenda was a discussion of the status of Act 167. This plan has been approved by Adams County and PADEP, and a letter has been sent to all county townships. Each township has until July to adopt the model ordinance as is or tweak it to account for unique features of the township. Rusty requested we read the model ordinance and have comments by next meeting (March). Jason said he will put together some comments. The Supervisors would like the PC to attend one of the training sessions either March 14, from 1 PM – 3 PM or 6 PM – 8 PM or March 28, from 1 PM – 3 PM or 6 PM – 8 PM. Rusty will send out a proposed agenda by Friday. This training is optional for the PC, but the Board will be making a motion to recommend we attend. Rusty said he does not know whom the townships will select to oversee this program, but it may come under PC review, the Township Secretary or the Zoning Officer. This is for determination of the townships as to the reviewer of these plans. This plan will provide some flexibility for small projects and is outside the realm of a land development plan.

**Township Planner's Report:** Comments provided during the meeting.

**Township Engineer's Report:** Comments provided during the meeting.

**Public Comment:** None.

**Township Meetings:** The following public meetings will be held at the Township Office at 23 Carrolls Tract Rd. at the local prevailing time of 7:00 PM.

- a. BOS Regular – March 6, 2012.
- b. Recreation and Parks Meeting – March 7, 2012.
- c. Planning Commission – March 27, 2012.
- d. BOS Workshop – March 29, 2012.

There will be a Recreation and Parks Commission Easter Egg Hunt, March 31, 2012, 10 AM to Noon, at 4020 Bullfrog Rd. for Fairfield Area School District children between the ages of 5 and under, and up to, and including, 11 year old children. Will be indoors if it rains.

The meeting was adjourned at 8:16 PM upon motion by Rusty Ryan and seconded by Steve Jacobs. The motion carried unanimously.

Respectfully submitted,

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Doreen C. Premo, Commissioner/Secretary  
Planning & Zoning Commission