

Hamiltonban Township
23 Carrolls Tract Road, Fairfield, PA 17320
Planning Commission Meeting
May 26, 2009

Planning Commission Members Present: Chairman Pamela Wiehagen, Secretary Doreen Premo, Rusty Ryan, and Bill Shriner

Township Personnel Present: Supervisor/Police Coordinator Coleen Reamer and Township Planner Tim Cormany

Public Present: Pastor Robert Costello, Harry Rood, Douglas Woerner, and Supervisor Chairman Robert Gordon

At 7:32 PM Chairman Wiehagen called the meeting to order and welcomed the public to the meeting.

Approval of Agenda: Motion by Doreen Premo, seconded by Rusty Ryan, unanimously approved.

Approval of the April 28, 2009 Minutes: Motion by Rusty Ryan, seconded by Bill Shriner, unanimously approved.

Public Comment: None.

OLD BUSINESS:

Liberty Worship Center (LWC) – represented by Robert Costello:

- Bank Letter of Credit will be submitted by Friday May 29, 2009.
- Mylars are scheduled to be signed by Commission Secretary and Chairman at the June 2, 2009 Board of Supervisors meeting.

NEW BUSINESS:

Hamiltonban Township (HBT) Facilities Plan – Represented by Robert Gordon and Tim Cormany of Martin & Martin, Inc.(M&M):

- ACCD comments received. Generally favorable with several comments to be addressed by next meeting.
- William Kick of Martin & Martin will contact Valley Quarries for letter of satisfaction regarding ACCD comment on storm water runoff towards their property (NPDES).
- Need comment letter from Fairfield Municipal Authority review of water/sewer plan.
- Fire hydrant will be moved closer to the corner bounds of LWC and HBT along the driveway off Carrolls Tract Road.
- Township, Planning and M&M will work towards complete landscaping plan.
- PennDOT Highway Occupancy Permit (HOP) already submitted by Liberty Worship Center and approval received.

- Adams County Office of Planning and Development (ACOPD) comments received, generally favorable, concern for pedestrian connections for the future.
- Rusty recommended we “make known” that ground fill will be needed at the site and that three to four truckloads should suffice.
- Have Township send plans to Fairfield Fire Company for review.

ENGINEER’S REPORT: No activity.

WORKSHOP ITEMS:

Zoning Fees Recommendations:

- Zoning Hearing Board: \$750.00 plus any additional costs.
- Conditional Use Hearing: \$500.00 plus any additional costs.
- Well Permit: to remain the same at \$60.00 for initial two visits & \$15.00 for each additional visit.
- Customary Home Occupation Permit: remains the same at \$25.00.
- Demolition Permit: remains the same at \$25.00.
- UCC Administration Fee: remains the same at \$50.00.

Tim Cormany will supply a Structure of Fees for Subdivision Administration Fees and Escrows with sample agreements. SALDO fees are in line with ACCD fees.

Land Use Permits (Building Permits) Recommendations:

Commission decided to have joint meeting with Wilbur Slothour for recommendations on fees.

- Recommended to also contact ACOPD for County fee information.
- Agreed on Base Fee of \$50.00 plus 20 cents per square foot for residential dwellings (single family homes).
- Agreed on Base Fee of \$50.00 plus 25 cents per square foot for business/commercial (Tim recommended definitions for what type of building is included in each category).
- Questioned having a renewal fee.
- Driveway Permits were recommended to be \$50.00 plus pipe costs (township will install).

Adjourn: Motion to Adjourn by Bill Shriner, seconded by Doreen Premo, unanimously approved. Meeting adjourned at 9:03 PM.

Respectfully Submitted,
Coleen N. Reamer, Supervisor/Police Coordinator, Acting Recorder

Respectfully Submitted,

Doreen Premo, Planning Commission Secretary