

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

June 26, 2012

Commission Members Present: Chairman Russell Ryan, Vice Chairman Stephen Jacobs, William (Bill) Shriner and Michael Pastovic.

Staff/Consultants Present: Rob Thaeler of the Adams County Office of Planning and Development, Township Planning Consultant, and Jason Reichard of C.S. Davidson, Inc, Township Engineer.

Public Present: Supervisor Harry Rood, John Iaea, and April Hewitt.

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.

Public Comment: Mr. Iaea and Ms. Hewitt have each filled out a Township Volunteer Position Application and are both interested in filling the open seat on the commission. They are here to observe the meeting.

Approval of Minutes: Bill Shriner motioned to approve the May 22, 2012 Planning Commission Meeting Minutes. Mike Pastovic seconded. The motion carried unanimously.

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: None.

New Plans: None.

Pending Plans/Zoning:

Jeff and Lori Waite Property, 101 Orchard Hill Road: Jason Reichard reported that his firm received a revised plan and revised stormwater management plan. He brought the Township's copy to this meeting. He stated that all of the comments from the C.S. Davidson, Inc. comment letter of May 10, 2012 have been addressed and C.S. Davidson, Inc. will be sending a letter of concurrence to the involved parties. This plan was submitted under the old stormwater ordinance. No further action is needed by the Planning Commission as this is not a land development plan.

Iron Springs Plaza Preliminary Plan: Still waiting for old items to be taken care of. There is no new information to report.

Strawberry Hill Master Site Conceptual Sketch Plan: On hold until future notice by developer.

Orchard Estates Preliminary/Final Plan: On hold until future notice by the developers, Mr. & Mrs. John & Kathe Baker.

Old Business:

Subdivision and Land Ordinance (SALDO): Rob Thaeler passed out a documents with language regarding Section 406, As Built Plans which will be added to the SALDO and Section 904, Street and Alleys. Adjustments that were made to Section 904 were:

- adding two means of access to a development exceeding ten dwelling units
- shoulder width is going down to four feet in most instances
- minor street cart-ways width with paved surfaces will be twenty-two feet
- design elements have been amended for cul-de-sac standards and dead end streets
- a few adjustment were made with regard to private lanes, including maintenance agreements
- language with regard to private lane relocation was added
- mailbox placement language was changed to comply with the postal code

There was a lengthy discussion regarding private lanes and when upgrades become necessary. Jason Reichard added his recommendations with regard to the above items. The final revision of the SALDO will be available for the July Planning Commission meeting.

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

Township Engineer's Report: Comments provided during the meeting. Rob added that the Adams County Office of Planning and Development has reorganized and quickly went over the office changes. The changes will not affect the Township in any way.

Public Comment: Ms. Hewitt expressed interest in sitting on the Planning Commission and acting as Secretary to the Commission. Steve Jacobs motioned to recommend to the Board of Supervisors to appoint April Hewitt to the Planning Commission. Mike Pastovic seconded. The motion carried unanimously.

Mr. Iaea expressed interest in the Zoning Hearing Board. Rusty Ryan motioned to recommend to the Board of Supervisors to appoint John Iaea to the Zoning Hearing Board when a position opens on the Board. Mike Pastovic seconded. The motion carried unanimously.

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.

- Board of Supervisors Workshop – June 28, 2012
- Board of Supervisors – July 3, 2012
- Recreation and Parks Meeting – July 11, 2012
- Planning Commission – July 24, 2012

The meeting was adjourned at 8:10 PM upon motion by Steve Jacobs and seconded by Mike Pastovic. The motion carried unanimously.

Respectfully submitted,



Deborah K. Feiler, Acting Secretary
Planning & Zoning Commission