

# Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

August 28, 2012

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**Commission Members Present:** Chairman Russell Ryan, Secretary April Hewitt, William Shriner.

**Staff/Consultants Present:** Jason Reichard, Township Engineer.

**Absent from the meeting:** Rob Thaeler from ACOPT, Township Planning Consultant, Mike Pastovic, and Vice-Chairman Stephen Jacobs

**Public Present:** Supervisor Harry Rood, Kevin Brown, Elva Benjamin, Bill Martins, and Sam Teeter.

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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.

**Public Comment:** Elva Benjamin presented her case of relocating a portion of Five Forks Lane. According to SALDO, the road has to be upgraded to a Class A road. Sam Teeter stated that the road is not maintained by Hamiltonban Township, therefore Hamiltonban Township should not have any say in this topic. William Shriner motioned that this issue be presented to the Board of Supervisors and Rusty Ryan seconded the motion. All attorney's involved will be notified.

**Approval of Minutes -** from July 24<sup>th</sup>, 2012 meeting could not be approved due to not enough people present from last meeting. The committee will approve the minutes at the September 25<sup>th</sup> meeting.

**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:**

### Sketch Plan

- Mr. Brown presented a sketch plan of the horse arena. The board notified him that due to the size of the structure, even though it is an agricultural building, he will need to provide a land development plan and a storm water management plan to proceed with the arena.
- Mr. Martens presented a sketch plan of his 20 acre lot. This acreage is located in the Woodland Conservation area and the road is a category 3 which is not suitable for emergency equipment per Resolution 2008-15. The board advised him if he subdivided the lot, the road would need to be upgraded according to SALDO requirements.

## **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.

**Strawberry Hill Master Site conceptual Sketch Plan:** On hold until further notice by developer.

**Orchard Estates Preliminary/Final Plan:** On hold until further notice by developer.

**Old Business:**

**Subdivision and Land Ordinance (SALDO):** Rob Thaeler stated that he needs to wrap up a few loose ends and then will send the final revision to the Board of Supervisors for their review.

**Zoning Ordinance:** The revisions to the Zoning Ordinance will begin once the SALDO is finalized.

**New Business:** April Hewitt was appointed the Planning Commission Secretary. William Shriner motioned it and Rusty Ryan seconded it.

Jason Reichard left the meeting at 8:25 PM.

**Township Engineer's Report:** None

**Township Planner's Report:** None

**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 - August 30, 2012
- Board of Supervisors Regular - September 4, 2012
- Recreation and Parks Meeting - September 12, 2012
- Planning Commission - September 25, 2012

The meeting was adjourned at 8:27 PM upon motion by William Shriner and seconded by Rusty Ryan. The motion carried unanimously.

Respectfully submitted,

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April L. Hewitt, Secretary  
Planning & Zoning Commission