

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

September 27, 2011

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

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

Developers and/or Representatives Present: Mr. Doug Crumbacker, Mr. Jim Izer, and Mr. Justin Dunlap from ISP Minerals; Mr. Wilbur Slothour, Township Zoning Officer; and Mr. Peter Martin, from Sharrah Design Group, Inc., representative for Iron Springs Plaza Subdivision and Land Development Plan.

Public Present: Harry Rood, Supervisor.

Call to Order: At 7:00 PM, Vice Chairman Stephen Jacobs called the meeting to order.

Agenda Review: Moved ISP Minerals to Public Comment.

Approval of Minutes: Vice Chairman Jacobs asked for additions or corrections to the minutes from the August 23, 2011 meeting. There being none, **Michael Pastovic motioned to approve the minutes, and Bill Shriner seconded. Motion carried unanimously.** The minutes will be forwarded to the Webmaster for inclusion on the Township webpage.

Public Comment: ISP Minerals Request for Building Permit Application. Per request of Mr. Wilbur Slothour, Township Zoning Officer, the Planning and Zoning Commission reviewed the company's plan for constructing a new shed on the newly acquired property. Mr. Crumbacker stated that the building was a flocculent building, and the old building would be used for storage. The buildings, old and proposed, are located near some ponds on the ISP Minerals property. As this is a commercial use, the company would need to present a Land Development Plan to the Township. ISP Minerals requested that the Township grant them a modification of the Section 401 requirement of the SALDO, so that they might receive a building permit without submitting a plan. After discussion with the company representatives and the Township Engineer, Jason Reichard, the Planning and Zoning Commission decided to recommend this course of action to the Board of Supervisors. Secretary Premo read the motion that the Planning and Zoning Commission recommends the Board of Supervisors allow modification of the submission requirements of Section 401 of the SALDO for construction of the accessory building at ISP Minerals. **Michael Pastovic motioned to approve the motion as read, and Bill Shriner seconded. The motion was approved unanimously.** Mr. Doug Crumbacker will attend the October 4, 2011 Board of Supervisors Meeting.

Plans: Current Plans:

Iron Springs Plaza Preliminary Subdivision and Land Development Plan. Purpose: Build a supermarket & other retail development. Mr. Peter Martin attended the meeting with a “sketch plan” of his firm’s proposal to address stormwater management problems for this project and an aerial photo of the proposed location of the stormwater pipe. The proposal still needs to be approved by the Fairfield Union Cemetery Committee. Therefore, the plan is on hold until further notice.

Pending Plans:

a. Orchard Estates Subdivision Land Development Preliminary/Final: John & Kathe Baker.

b. Strawberry Hill Nature Preserve Conceptual Master Site Plan.

Old Business: PC calendar update on hold.

New Business: The ISP Minerals Request for Building Permit Application discussion was moved to the first Public Comment period.

Final comments on ACT 167 are due by October 14.

Rob Thaeler reminded us that the September meeting of the South West Comprehensive Plan Committee will be canceled to allow for completion of revision work. The next meeting will be at the usual time and on the usual day of the month in October.

SALDO: Discussion was held on a date for the Joint Planning and Zoning Commission and Board of Supervisors Meeting to finish work on the revised SALDO. Secretary Premo will send an e-mail to the Board with a tentative date of October 18, 2011 at 1:30 PM. The date will be coordinated with all members of both groups and published in the Gettysburg Times.

Township Planner’s Report: Comments given during discussions.

Township Engineer’s Report: Comments given during discussions.

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.

- BOS Workshop – September 29, 2011.
- BOS Regular – October 4, 2011.
- Recreation and Parks Meeting – October 12, 2011.
- Planning & Zoning Commission – October 25, 2011.

Other Public Meetings and Important Dates:

- Tax Collection Committee – October 5, 2011, 7 PM at 911 Center.
- South West Joint Comprehensive Plan – October 6, 2011, 7 PM at Fairfield Borough Hall - Canceled.

- SPAC – Thurs., September 29, 2011 at 6 PM at the Ag Center.

Adjourn: The meeting was adjourned at 7:50 PM upon motion by Michael Pastovic and seconded by Bill Shriner. The motion carried unanimously.

Respectfully submitted,

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