

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

October 25, 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; Jason Reichard from CS Davidson, Inc., Township Engineer; Jim Cullison, Trans Associates, Township Traffic Consultant; and Matthew Battersby, Township Solicitor.

Developers and/or Representatives Present: David Sites, Iron Springs Plaza Subdivision and Land Development Plan developer; Robert Sharrah and Peter Martin, Sharrah Design Group, Inc., representative for Iron Springs Plaza Subdivision and Land Development Plan; Henry Heiser, attorney for David Sites.

Public Present: None.

Call to Order: At 7:01 PM, Vice Chairman Stephen Jacobs called the meeting to order.

Agenda Review: No changes.

Approval of Minutes: Vice Chairman Jacobs asked for additions or corrections to the minutes from the September 27, 2011 meeting. There being none, **Bill Shriner motioned to approve the minutes, and Michael Pastovic seconded. Motion carried unanimously.** The minutes will be forwarded to the Webmaster for inclusion on the Township webpage.

Public Comment: None.

Plans:

Current Plans:

Iron Springs Plaza Preliminary Subdivision and Land Development Plan. Purpose: Build a supermarket & other retail development.

Bob Sharrah of Sharrah Design Group, Inc. asked that the Landscaping Plan be separated from the rest of the development plan. A brief discussion was held on this. Assurances were made by David Sites, developer, that native species would be used, and that he would agree to the Township's requests for equitable changes in the plantings.

Jim Cullison from Trans Associates, the Township Traffic Consultant, stated that he, and RETTEW, the Traffic Consultant for the developer, David Sites, and PennDOT were close to agreement on the traffic plan for this development with only minor concerns. The three proposed access points onto State Roads have been accepted by PennDOT. The developer will install the sidewalks according to ADA requirements. Iron Springs Road will be

redirected and there will be a traffic signal at the intersection of this road with Fairfield Road at the access point into the Towne Center. As these are State Roads, the Highway Occupancy Permit (HOP) will be issued by PennDOT when this agency is satisfied that the State requirements have been met. Mr. Sites stated that he would not break ground until he has the HOP, even if he receives preliminary approval.

Jason Reichard from CS Davidson, Inc., the Township Engineer, reviewed his comment letter from October 24, 2011. After discussion of all the points, the majority of the comments were determined to be “housekeeping” items that are ordinarily cleaned up before the Final Plan is approved by the Township. Discussion was also held on the Fire Company Report. Mr. Sites stated that he will install sprinkler systems in all the buildings to ensure adequate fire protection, and he will provide the Township with a letter stating this installation will be made. The other outstanding items are the Stormwater Management Plan, the ACCD NPDES Permit, and the Fairfield Municipal Authority EDU’s. Mr. Sites stated that he has received and paid for the necessary EDU’s to operate the facilities currently planned, and he will provide the Township with a letter from the Fairfield Municipal Authority confirming this; also, barring the ability to divert the excess stormwater runoff through a pipe across the road and onto the Fairfield Union Cemetery property with dispersion into the appropriate location, he will deal with the stormwater runoff onsite; and, he will not be building any infrastructure or disturbing any earth until he receives the necessary permits issued by PennDOT and the Adams County Conservation District.

It was suggested that a motion(s) was in order at this time. No further discussion was held by the Planning and Zoning Commission. Relying on comments by the Developer, David Sites, the Developer’s Representative, Bob Sharrah, and the Township Engineer, Jason Reichard, Secretary Premo then proffered the following motions:

- **The Planning Commission recommends the Board of Supervisors grant approval to the proposed landscaping plan as it adequately meets the Zoning requirements (Section 301. 5A) , and the Developer agrees to substitute similar plant materials as requested by the Township. Motion: Doreen Premo, and seconded by Michael Pastovic. The motion passed unanimously.**

After reviewing the Township Engineer’s Comment Letter of October 24, 2011 item by item and considering the comments made by all the consultants, the Planning & Zoning Commission motioned the following:

- **The Planning Commission recommends the Board of Supervisors grant conditional approval of the Iron Springs Plaza Subdivision and Land Development Preliminary Plan based on the October 24, 2011 Comment Letter from C.S. Davidson. Motion: Michael Pastovic, and seconded by Bill Shriner. The motion passed unanimously.**

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: None scheduled at this time.

SALDO: The Joint Planning and Zoning Commission and Board of Supervisors Meeting to finish work on the revised SALDO will be held October 26, 2011 at 6 PM. The meeting will be published in the Gettysburg Times. **Michael Pastovic motioned to recommend the Board of Supervisors grant approval of the revised SALDO provided agreement is reached and minus any minor adjustments by the Board at the Joint PC/Board Meeting on October 26, 2011. Doreen Premo seconded. The motion carried unanimously.**

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

Township Engineer's Report: Comments given 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.

- PC/BOS Joint SALDO Workshop – October 26, 2011 at 6 PM.
- BOS Workshop (Budget Workshop) – October 27, 2011.
- BOS Regular Meeting – November 1, 2011.
- Recreation and Parks Meeting – November 9, 2011.
- Planning & Zoning Commission – November 22, 2011.

Other Public Meetings and Important Dates:

- County Commissioner Candidates Forum – Nov. 1, 2011, 6 PM at the Ag Center.
- Tax Collection Committee – November 2, 2011, 7 PM at 911 Center.
- South West Joint Comprehensive Plan – Nov. 3, 2011, 7 PM at Fairfield Borough Hall.

Adjourn: The meeting was adjourned at 8:34 PM upon motion by Bill Shriner and seconded by Michael Pastovic. The motion carried unanimously.

Respectfully submitted,

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