

Hamiltonban Township Planning & Zoning Commission
Regular Monthly Meeting
Joint Meeting with Board of Supervisors

23 Carrolls Tract Road, Fairfield, PA 17320

AGENDA
May 28, 2024

Per Resolution 2018-08: Hamiltonban Township Public Comment Policy; Persons may use audio, stenographic recorders, or video recorders to record all or any portion of the meeting. Any person using such recording equipment at the public meeting shall make a general announcement, prior to the operation of recording equipment, that the meeting shall be so recorded.

1. **Call to Order:** Time: _____
2. **Agenda Review:**
3. **Approval of Minutes:**
April 24, 2024 meeting. 1st: _____ 2nd: _____
4. **Public Comment: (Agenda items only)** Citizens may individually address the Planning Commission for a maximum of five minutes during this thirty-minute period. Prior to addressing the Commission, please state your name, address, and, if applicable, the organization that you represent.
5. **Plans:**
 - a. **4099 Bullfrog Road Gettysburg National Golf Course**
 - 5/24/2024 Preliminary Subdivision Plan submitted by Gordon L. Brown & Associates, Inc. on behalf of Jordan Chronister for Gettysburg National Golf Course.
 - b. **2498 Iron Springs Road – Fine Line Trim (removing house and building proposed industrial building)**
 - 5/21/2024 Rob Thaeler presented a draft of a Zoning Map Amendment.
 - Board of Supervisors instructed ACOPD Rob Thaeler and Solicitor Battersby to begin Zoning map change process
 - Zoning Change needed, recommendation by the Planning Commission to the Board.
 - Application submitted 12/2/2023 Received January 2, 2024 turned over from Land and Sea to PMCA for a Zoning Hearing on change of use and variances
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 - c. **327 Water Street (465 Water St) – Carmel of Jesus, Mary & Joseph**
 - 05/28/2024 120 Day extension requested by Alpha Consulting Engineers.
 - 03/07/2024 Land and Sea Meeting with PMCA to hand off plans.
 - Review by Planning Commission 12/26/23–by Board of Supervisors 1/2/2024
 - 01/23/2024 No action taken, action deadline for 120-day extension is May 20, 2024.
 - 01/12/2024 Received KPI Technology comments
 - 01/22/2024 Received email from Alpha Consulting – making a resubmission due to KPI comments
 - 01/02/2024 Board approval on extension 120 days
 - 12/21/2023 Received review letter ACOPD.
 - 12/15/2023 Received extension request for 120 days from Alpha Consulting Engineers
 - 11/21/2023 Received review letter Wm F Hill/Keller Engineers.
 - 11/8/2023 Received PAG-02-NPDES general permit approval from ACCD
 - 11/8/2023 Received revised plans and response to comments.
 - 09/19/2023 Board approval decision on extension request for 90-days.
 - 09/13/2023 Extension request submitted from Alpha Consulting Engineers.
 - 08/31/2023 Copy of Review from Liberty Township.
 - 08/03/2023 Review letter from Adams County Office of Planning & Development.
 - 07/27/2023 ACCD completeness letter for NPDES Permits.
 - 07/24/2023 Received review letter from Wm. F Hill/Keller Engineers.
 - 07/10/2023 Returned signed Notification for PLD for Chapter 102 Permits.
 - 07/03/2023 Submission of revised Land Development plans with Stormwater, E&S Narrative.

- 06/20/2023 Received Municipal Notification of Planned Land Development Plans.

d. 200 Deist Lane – Todd & Laurie Weikert

- 4/2/2024 Awaiting Engineer approval of conditions
- Approved by BOS 3/5/2024 with Engineer letter of conditions. Dated 1/26/2024.
- 2/27/2024 Approved by Planning Commission with conditions to BOS
- Review by Planning Commission 1/23/2024–by Board of Supervisors 2/6/2024 (2/20/2024)
- 01/23/2024 No action taken. Action deadline May 31, 2024
- 01/18/2024 Request for 90 -day extension to May 31, 2024 from Sharrah Design Group
- 12/5/2023 Board approved extension request for 90 days.
- 11/28/2023 Extension request for 90 days from Sharrah Design Group.
- 11/8/2023 Board approved extension request for 90 days.
- 10/17/2023 Extension request for 90 days from Sharrah Design Group.
- 08/7/2023 Review letter from Wm. F. Hill/Keller Engineers.
- 08/03/2023 Review letter from Adams County Office of Planning & Development.
- 7/20/2023 Submission of Subdivision Plans by Sharrah Design Group.

e. 3030 Waynesboro Road – Blue Ridge Sportsman Association

- 5/7/2024 Board of Supervisors sent it back to Zoning Hearing Board.
- 5/9/2024 Revised plans submitted by Lee Royer in response to Zoning Comments.
- 4/24/2024 ACOPD Report was received.
- 4/22/2024 ACOPD comments not received
- 4/9/2024 Engineers review received
- 3/1/2024 submission of Land Development Plan with Stormwater, E&S Narrative. (To be reviewed April 24, 2024)
- 03/1/2024 Plan submitted to ACOPD & Keller Engineers for Review.
- 3/05/2024 Review request sent to ACOPD & Keller Engineers.

New / Old Business

2345 Cold Springs Road /Petrus holdings Fitz/ Strausbaugh Subdivision

- 5/24/2024 Engineer review received
- 5/3/2024 ACOPD review received
- 4/2/2024 Request by CS Davidson for May Review.
- 4/2/2024 ACOPD request for review submitted
- 3/28/2024 Subdivision and Land Development Plan Submitted

7. Township Engineer’s Comments:

8. Township Planner’s Comments:

9. Joint Meeting with the Board of Supervisors:

10. **Township Meetings:** The following public meetings will be held at the Township Office at 23 Carrolls Tract Rd., unless otherwise noted, at the local prevailing time of 7:00 PM. Rescheduled changes of date or time will be advertised via the *Gettysburg Times*. Cancellations will be via a notice on the office door

- Board of Supervisors Meeting June 4, 2024
- Parks & Recreation Meeting June 11, 2024
- Board of Supervisors Meeting June 18, 2024
- Planning Commission Meeting June 25, 2024

121 **Adjourn.** Time: _____ 1st: _____ 2nd: _____