

Hamiltonban Township  
Regular Meeting  
23 Carrolls Tract Road, Fairfield, PA 17320  
February 24, 2026  
7:00 PM

Members present: Chairman Derek Flenner, Vice-chairman Calvin Bream, Secretary LuAnn Dille, Kris Feldmeyer, and Jeff Hardman,

Supervisor: Supervisor Chairman Edward Deardorff

Staff: Rob Thaeler of Adams County Planning and Development and Ted Brillhart of Keller Engineering, Inc.

Public: Robert Sharrah of Sharrah Design Group, Lee Royer of R. Lee Royer and Associates, and James Cooper

Chairman Derek Flenner called the meeting to order at 7:00 PM.

Agenda: The agenda was approved by general agreement.

Approval of the minutes: Vice-chair Bream made a motion to approve the January 27, 2026 meeting minutes, seconded by Jeff Hardman. This motion was unanimously approved.

**Plans:**

**145 Tract Road/James Cooper**

The Hamiltonban Township (HBT) Planning Commission (PC) reviewed the correspondence from Keller Engineer and the Adams County Planning and Development(ACP&D) for this minor three lot subdivision. There will be on-site sewer and water, therefore a sewer module may need to be approved by DEP. The driveway permit off a Penn-DOT highway will need to be obtained after the subdivision is approved. Vice-chairman Bream made a motion to request that the HBT Board of Supervisors conditional approve the 145 tract Road/James Cooper minor subdivision with the completion for the comments from Keller Engineering, Inc. correspondence dated March 3 and March 12, 2026 and ACP&D correspondence dated January 23, 2026, seconded by Kris Feldmeyer. This motion was unanimously approved. James Cooper left the meeting at 7:20 PM.

**Weikerts Livestock/855 Knox Road**

There was a discussion on the shared driveway to insure it meets HBT Ordinances. Private roadways are not permitted per HBT Ordinances. The plan must use Agriculture Preservation Ordinances dimensions to include the data table for farm use. The new lot per ordinance must be used for farming. Some typo should be corrected. There will be on-site sewer and water. Chairman Flenner made a motion to request that the HBT Board of Supervisors conditional approve this subdivision per the correspondences from Keller Engineering, Inc. dated February 16, 2026 and the yet to receive ACP&D correspondence, seconded by Jeff Hardman. This motion passed with Vice-chair Bream voting no. Robert Sharrah left the meeting at 7:37 PM.

### **4099 Bullfrog Road/Gettysburg National Golf Course**

No action necessary at this time so no action taken

### **Blue Ridge Sportsmans Association**

Only a small portion of this subdivision is in Liberty Township. Liberty Township will not approve this subdivision until HBT approves this plan. Mr. Royer stated that the plan was updated per Keller Engineering previous comments. Keller Engineering, Inc. received the updated plan yesterday and did not have proper time to review the update plan. HBT Chairman Deardorff stated the roadways had minimum stone poured over the ground. Proper pathways were never constructed. The area will need to be re-seeded and then will go back to nature. Jeff Hardman made a motion to recommend that the HBT Board of Supervisors grant a extension for this subdivision plan, seconded by Vice-chairman Bream. This motion was unanimously approved. Lee Royer left the meeting at 7:56 PM.

### **Information Petrus/Starr Lane**

Quote from the February agenda: "UCC Appeal Hearing decision: the UCC Board reversed the determination of the Building Code Official in regard to the Oratory. The Board proposed that the Oratory be classified as a Group U (Utility and Miscellaneous) occupancy under IBC 312.1 for purposes of the Pennsylvania Uniform Construction Code." This building may be 16 X 16, to be used just for praying. There will be no electricity nor plumbing in this structure.

At 8:00 PM Vice-chairman Bream made a motion to adjourn the meeting, seconded by Secretary Dille. This motion was unanimously approved.

The next HBT Planning Commission is scheduled for March 24, 2026, starting at 7:00 PM, at the Township Office 23 Carrolls Tract Road, Fairfield, PA 17320.

Respectfully submitted,

LuAnn M. Dille  
Secretary