

# Hamiltonban Township Planning & Zoning Commission

## Regular Monthly Meeting

23 Carrolls Tract Road, Fairfield, PA 17320

### AGENDA

January 28, 2025

*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:** October 22, 2024 meeting. 1<sup>st</sup>: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_
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**
    - 1/17/2025 Waiver Requests received from Gordon Brown & Associates.
    - 12/18/2024 Meeting with Township to discuss possible plans.
    - 11/25/2024 \$1,000 Escrow paid by Dave Sites
    - \$5,000 escrow due/ No Action.
    - 10/16/2024 Incompleteness letter from Adams County Conservation District
    - 10/15/2024 Payment received for Engineering Fees.
    - 7/9/2024 Portion of Sewage Facilities Planning Module Received from ACOPD
    - 5/28/2024 Unofficial review with information given by Erik Vranich in regards to issues with the plan.
    - 5/24/2024 Unofficial Plans were delivered by Gordon L. Brown & Associates, Inc. on behalf of Jordan Chronister for Gettysburg National Golf Course.
  - b. **327 Water Street (465 Water St) – Carmel of Jesus, Mary & Joseph [Action Deadline 5/17/2025, Last BOS Meeting 5/6/2025]**
    - 11/26/2024 120 Day extension requested by Alpha Consulting Engineers
    - 10/21/24 Alpha Space requesting the plan be tabled until they address the Stormwater comments in next couple of weeks
    - 9/23/2024 Keller Engineers review of revised preliminary / Final Land Development Plan
    - 9/3/2024 BOS approved 120-Day extension request.
    - 8/26/2024 120 Day extension requested by Alpha Consulting Engineers.
    - 8/2/2024 ACOPD Municipal Request for review was submitted by the township.
    - 8/2/2024 Revised Preliminary/Final plan received with responses to review comments by W.F. Hill & Associates.
    - 06/27/2024 120 Day Extension approved by the Board of Supervisors.
    - 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.

**c. 3030 Waynesboro Road – Blue Ridge Sportsman Association [Action Deadline 03/26/2025, Last BOS Meeting 03/18/2025]**

- 1/21/2025 Unexecuted Holding tank agreement from 2008 received from Lee Royer needing BOS approval.
- 1/21/2025 Letter received by BOS from Lee Royer withdrawing the Land Development Plan.
- 1/8/2025 Letter sent to Lee Royer by BOS.
- 1/6/2025 BOS approved 120 Day extension.
- 12/26/2024 Planning Commission recommended BOS approve extension.
- 11/26/2024 90 Extension request received from Lee Royer
- 10/17/2024 Zoning Hearing Decisional Meeting
- 9/12/2024 Zoning Hearing for Special Exception.
- 9/3/2024 BOS approved 90-Day extension request.
- 8/26/2024 90 Extension request received from Lee Royer
- 8/7/2024 Received request from Lee Royer on behalf of Harry Eastman for a plan review prior to the Zoning Hearing. BOS approved the review on 8/20/2024.
- 8/6/2024 Received notification from PMCA that the Zoning Hearing is set for September 12<sup>th</sup> at 7:00 pm.
- 7/16/2024 Blue Ridge Sportsman's Association agrees to 60-day extension for Special Exception/Variance hearing with the Zoning Board in writing due to scheduling conflicts with the Zoning Hearing Board & Solicitors.
- 06/27/2024 120 Day Extension approved by the Board of Supervisors.
- 6/20/2024 Application to appear before the Zoning Hearing Board.
- 6/19/2024 Letter from Lee Royer terminating prior special exception request and submitting a new one.
- 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.

**d. Fine Line Trim**

- 1/28/2025 Legal Notice Zoning Map Amendment /Hearing 2/4/2025 published in Gettysburg Times.
- 1/21/2025 Legal Notice Zoning Map Amendment /Hearing 2/4/2025 published in Gettysburg Times.
- 12/12/2024 Advertisement in Gettysburg Times to separate map amendment from Solar ordinance.
- 10/8/2024 Draft of Legal notice to separate map amendment from Solar ordinance received from Rob Thaeler, ACOPD.

**6. New / Old Business:**

**Tina Richardson Subdivision / Lot addition**

- 1/23/2025 ACOPD Report received
- 12/17/2024 ACOPD Request for review submitted by the township
- 12/17/2024 Plan received from Lee Royer

**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 February 4, 2025
- Board of Supervisors Workshop Meeting February 18, 2025
- Planning Commission Meeting February 25, 2025

121 **Adjourn.** Time: \_\_\_\_\_ 1<sup>st</sup>:\_\_\_\_\_ 2<sup>nd</sup>:\_\_\_\_\_