

Hamiltonban Township
Regular Meeting
23 Carrolls Tract Road, Fairfield, PA 17320
March 24, 2026

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

Supervisor: Supervisor Chairman Edward Deardorff

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

Public: Steve Chronster of Gettysburg National Golf Course/Breckens, John D. Runge of Gordan L. Brown and Associates, Inc., Josh Lambertson 97 Carrolls Tract, Bill and Amy Reinke 3910 Bullfrog Road, Russell Ryan 3901 Fairfield Road, and George and Lisa Sturges 4015 Bullfrog Road, Fairfield, PA.

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-chairman Calvin Bream made a motion to approve the February 24, 2026 meeting minutes, seconded by Jeff Hardman. This motion was unanimously approved.

Public Comment:

Russel Ryan read a statement that he does not oppose the Gettysburg Golf Course aka Breckens Hollow Subdivision Plan. He wants the subdivision to comply with the proper Hamiltonban Township (HBT) subdivision process. He also documented his personnel review of the of the Breckens Hollow Subdivision. He distributed this review to HBT Planning Commission members and Staff. This will be available for review at the HBT office upon request. Russel Ryan left the meeting at 7:04 PM.

4099 Bullfrog Road/Gettysburg Golf Course Aka Breckens Hollow Subdivision

John Runge stated he is in the process of reviewing the Keller Engineers correspondence dated March 18, 2026 and Adams County Office of Planning and Development correspondence dated March 17, 2026. The Conservation By Design process has been completed. Current plan has 148 lots. He would like clarification concerning the HBT Zoning Office comments. Per zoning ordinances parking requirements are different for golf course and recreation venues. Public roadways and right-a-way were briefly discussed along with the length of driveways. HBT Subdivision and Land Development Ordinances has requirements for placement of trees.

John Runge would like to have a consultation meeting with Erik Vranich, P.E. to discuss the comments in the correspondence dated March 18, 2026. Ted Brillhart suggested including the zoning office in the meeting.

The questions were asked about water and sewer availability, emergency access, and if the Fairfield Fire and EMS Service have been contacted. John Runge reported that he has consulted with Fairfield Fire and EMS William Jacobs. NPDES permits are being submitted with Phrase One with Phrase Two at a later date.

Vice-chair Bream asked where are the sewer line being installed. Mr. Runge stated possibly on the white line to avoid utility poles and driveways. Also possibly on the opposite way of Carrolls Tract. A new pressure line will probably be installed for this subdivision. Mr. Runge stated the sewer line would be installed at no expense to existing customers.

Kris Feldmeyer asked about stormwater management. He asked if the excess water going into a basin in the interior of the development. The answer was yes. Bullfrog Road has existing stormwater issues on the roadway is heavy rain events. Vice-chair Bream asked if Bullfrog Road intersection with Carrolls Tract Road could be widened.

John Runge stated that a traffic Study has been submitted.

The barn has been noted as a historic structure.

Amy Reinke asked a few questions about the development. She wanted to know if the houses would be one or two story high. It was stated the house would not be cookie cutter. She wanted assurance that the barn would not be removed. Would the public be allowed to use the recreation venues. It was stated price would start around \$400,000.00

John Runge and Steve Chronster left the meeting at 7:44 PM.

Blue Ridge Sportsman Association

No changes were made therefore no action was taken. There are still a lot of comments from the reviews that need to be resolved. Liberty Township has an ordinance about subdivision lots crossing municipal boundaries. Liberty Township will need to decide about applying that ordinance.

145 Tract Road/James Cooper

No action taken.

855 Knox Road/Weikert Livestock

No action Taken.

New Business

Jeff Hardman suggested HBT start to draft ordinances for data center.

Adjournment

At 8:32 AM Kris Feldmeyer made a motion to adjourn the meeting, seconded by Vice-chair Bream. This motion was unanimously approved. Next meeting is April 28, 2026, at the HBT offic , starting at 7:00 PM

Respectfully submitted,

LuAnn M. Dille

Secretary

Review correspondences are available at the HBT office, 23 Carrolls Tract Road, Fairfield, PA 17320