

Hamiltonban Township Planning & Zoning Commission

Regular Monthly Meeting

23 Carrolls Tract Road, Fairfield, PA 17320

AGENDA

October 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:** September 23, 2025 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. **200 Diest Lane / Todd& Laurie Weikert / Action Deadline 12/16/2025 Last Supervisors Meeting 12/2/2025**
 - 10/21/2025 Request for review submitted to ACOPD for the revised plan.
 - 10/21/2025 Revised Minor Subdivision Plan received from Sharrah Design Group.
 - 10/13/2025 Revised Plan submitted to Zoning Officer where she approved lot 2 as a farm lot.
 - 9/23/2025 PC denied the plan unless the Zoning Officer changes the farming classification.
 - 9/9/2025 Keller Engineers review was received,
 - 9/8/2025 ACOPD formal review was received.
 - 8/19/2025 Request for review submitted to ACOPD
 - 8/19/2025 Final Minor Subdivision Plan received from Sharrah Design Group.
 - b. **Petrus Holdings/ Todd King**
 - 10/15/2025 ACOPD formal review was received
 - 9/9/2025 Zoning Map Amendment Hearing rescheduled for 11/5/2025.
 - 9/9/2025 Text Amendment sent to ACOPD for formal review.
 - 7/10/2025 Ordinance and Map turned over to PMCA to schedule hearing, advertise and post property.
 - 3/4/2025 BOS made a formal decision to start the process of a zoning map change.
 - 2/25/2025 PC recommends the rezoning Lot 1 & 2 from Agriculture Preservation to Land Conservation and asks the BOS to approve and start the formal process of a zoning map change.
 - 2/25/2025 Requesting zoning map change for property at 2345 Cold Springs Road.
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New / Old Business:

- Revised Orchard Ordinance review

Informational:

- **4099 Bullfrog Road Gettysburg National Golf Course aka Battlefield Greens**
 - 8/26/2025 Traffic Impact Scope meeting notes & responses received
 - 8/26/2025 Transportation Impact Study Scope Meeting
 - 8/25/2025 Hamiltonban Traffic Engineer TIS application review
 - 7/22/2025 Submitted Traffic Impact Study application to PennDOT
 - 8/15/2025 NPDES Incompleteness letter received from Adams County Conservation District.
 - 4/1/2025 BOS approved 8 of the 9 waivers denying the Flag lot waiver request.
 - 3/4/2025 BOS scheduled a separate meeting with Gettysburg National for 4/1/2025 to discuss each waiver.
 - 2/25/2025 PC recommended approval of 8 of the 9 waivers.
 - 2/24/2025 Keller Engineers comments received on waiver requests.

- 2/4/2025 the BOS discussed the waiver requests from Gordon Brown stating everything has to be done by the ordinances in place and sent this back to the Planning Commission.
- 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.

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 November 5, 2025
- Parks & Recreation Meeting November 11, 2025
- Board of Supervisors Budget Workshop November 18, 2025
- Planning Commission Meeting November 25, 2025

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