

Hamiltonban Township  
Re-organization and Regular Meeting  
23 Carrolls Tract Road, Fairfield, PA 17320  
January 27, 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: Lee Royer of R. Lee Royer and Associates and Andrew J. Schulman, AIA. for Petrus Holdings

Chairman Derek Flenner called the re-organization meeting to order at 7:00 PM

Re-organization meeting: Jeff Hardman made a motion to approve the current officers: Chairman Derek Flenner, Vice-chair Calvin Bream, Secretary LuAnn Dille, seconded by Kris Feldmeyer. This motion was unanimously approved.

At 7:05 PM re-organization was adjourned by general agreement. At 7:06 Chairman Flenner called the regular meeting to order.

Agenda: The agenda was approved by general agreement

Approval of the minutes: Vice-chair Bream made a motion to approve the November 25, 2025 meeting minutes, seconded by Kris Feldmeyer. This motion was unanimously approved. There was no meeting in December.

No Public Comments

**Plans:**

**Petrus Holdings**

Andrew J. Schulman, AIA. explained the UCC Appeal Hearing results from the meeting today at the Township office. Petrus Holdings wants to construct a pray structure but the design does not include any utilities. No public will use this structure. There will not be any public assembly. The Hamiltonban Township (HBT) Zoning Firm agreed to label the structure as an utility shed with stain glass windows. The monks will use this structure for praying/pray hut. The monks pray in the woods.

Petrus Holdings wants to re-zone Lot 1. Petrus Holdings is consulting with the Adams Land Trust for a conservation easement which is a long process. They would like to start construction as soon as possible. Adams County Planning and Development (ACOPD) recommends the Open Space (OS) zoning district. Secretary Dille made a motion that the HBT Planning Commission recommends that the HBT Board of Supervisors re-zoning Petrus Holdings Lot 1 from Agriculture Preservation to OS, seconded by Jeff Hardman. This motion was unanimously approved.

**Blue Ridge Sportman's Association**

Lee Royer distributed updated subdivision plans and a correspondence responding to the Keller review correspondence dated January 6, 2026. This subdivision plan is in two municipalities-HBT and Liberty Township. Plans were not submitted in time for formal review. Vice-chairman Bream made a motion to table the Blue Ridge Sportman's Association Subdivision Update Plans until formal reviews can be completed, seconded by Secretary Dille. This motion was unanimously approved. Lee Royer had some questions concerning stormwater management plan. A stormwater management plan was never developed for this property. It was suggested to remove the stone driveway and other impervious items for a proper stormwater management plan for this lot.

**4099 Bullfrog Road Gettysburg National Golf Course**

John Runge attended the HBT Board of Supervisors meeting. They are continuing plans to obtain DEP approval.

Adjournment: At 8:01 PM Vice-chair Bream made a motion to adjourn the meeting, seconded by Jeff Hardman. This motion was unanimously approved.

Respectfully submitted, LuAnn M. Dille