

Hamiltonban Township Planning & Zoning Commission

Regular Monthly Meeting

23 Carrolls Tract Road, Fairfield, PA 17320

AGENDA
April 28, 2026

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:** March 24, 2026 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:**

4099 Bullfrog Road Gettysburg National Golf Course Aka Breckens Hollow Action Deadline 6/3/2026 Last Supervisors Meeting 6/2/2026

- 4/23/2026 Pag-02 NPDES Permit issued with accompanying letter from ACCD.
- 4/14/2026 TRG /Breckens Hollow Transportation Engineer response to Bowman assessment received.
- 4/13/2026 Transportation Impact Assessment received from Bowman/ Township Traffic Engineer.
- 3/18/2026 Keller Engineers review received
- 3/17/2026 ACOPD Review received.
- 2/3/2026 ACOPD Request for Review Submitted.
- 2/3/2026 Stormwater Management Plan & Report submitted to Keller Engineers.
- 2/3/2026 Preliminary Subdivision & Land Development Plan Submitted by Gordon L. Brown & Assoc.
- 1/5/2026 John Runge of Gordon L. Brown & Assoc attended BOS meeting to discuss progress.
- 10/27/2025 Notice of Intent completeness letter from Adams County Conservation received.
- 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.

Blue Ridge Sportsmans Association Action Deadline 6/3/2026 Last Supervisors Meeting 6/2/2026

- Planning Waiver & Non-Building Declaration to be signed by PC then BOS.

- 4/16/2026 Revised plan review received from Keller Engineers.
- 3/19/2026 Keller Engineers review of revised plan received.
- 3/3/2026 BOS approved 90-day Extension Request from Lee Royer & Associates.
- 2/24/2026 PC Recommended the BOS approve the requested 90-day extension.
- 2/19/2026 Review received from Keller Engineers.
- 2/6/2026 Request for 90-day extension received from R. Lee Royer & Associates to address issues from engineer TBD at BOS 3/3/2026
- 1/16/2026 ACOPD Review received
- 1/6/2026 Preliminary / Final Subdivision Plan Review from Keller Engineers Received
- 12/4/2025 Plan & SWM submitted to Keller Engineers for review
- 12/4/2025 Plan submitted to ACOPD for review.
- 12/4/2025 Subdivision Plan submitted by R. Lee Royer & Associates
- 12/4/2024 Non-Building Waivers submitted by R. Lee Royer & Associates

Weikerts Livestock / 855 Knox Road Action Deadline 5/25/2026 Last Supervisors Meeting 5/4/2026

- 4/7/2026 BOS contingently approved the waivers as long as the Planning Commission is in agreement.
- 4/2/2026 2 Waiver requests were received by Sharrah Design.
- 3/3/2026 as recommended by the PC the BOS conditionally approved the plan with the stipulation that all comments from Keller Engineers be addressed to proper satisfaction.
- 2/24/2026 PC Recommended that the BOS conditionally approve the plan with completion of the comments from Keller Engineers & ACOPD.
- 2/16/2026 Minor Final Subdivision Plan review received from Keller Engineers.
- 2/4/2026 Perc/ soil testing documents received from KPI waiting for BOS (3/3/2026) approval & signature to send to DEP.
- 1/27/2026 Plan submitted to Keller Engineers for review.
- 1/27/2026 ACOPD Request for Review Submitted
- 1/27/2026 Final Minor Subdivision Plan Submitted

New / Old Business:

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 May 5, 2026
- Parks & Recreation Meeting May 12, 2026
- Planning Commission Meeting May 26, 2026

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