

September 24, 2024  
Hamiltonban Township Planning Commission  
Regular meeting  
23 Carrolls Tract Road, Fairfield, PA 17320

At 7:00 PM Chairman Derek Flenner called the regular meeting of the Hamiltonban Township Planning Commission to order.

**Supervisors and Staff/Consultants Present:** Hamiltonban Township Supervisor Board Chairman Edward Deardorff, Rob Thealer of the Adams County Office of Planning and Development, and Township Engineer Ted Brillhart from Wm F. Hill & Associates-Keller Engineering, Inc.

**Commission Members Present:** Chairman Derek Flenner, Vice-chairman Calvin Bream, Secretary LuAnn Dille, and Kris Feldmeyer    Jeff Hardman was absent

**Public Present:** None present

**Agenda Review:** It was generally agreed to approve the September 24, 2024 agenda as presented.

**Approval of the Minutes:** Vice-chairman Calvin Bream made a motion to approve the August 27, 2024 Hamiltonban Township (HBT) Planning Commission meeting minutes as presented, seconded by Kris Feldmeyer. The motion was unanimously approved.

**Plans:**

**4099 Bullfrog Road Gettysburg National Golf Course** No action taken.

**327 Water Street(465 Water Street) -Carmel of Jesus, Mary, & Joseph**

A revised plan has been submitted because there were many changes from the original approved plan. The revised plan is in the process of being reviewed. On September 3, 2024 the HBT Board of Supervisors approved a 120-day extension for this plan.

**3030 Waynesboro Road-Blue Ridge Sportsman Association**

Chairman Bream reported that the HBT Zoning Hearing Board met but did not give a decision. The HBT Zoning Hearing Board has 45 days to give a ruling. HBT Solicitor Battersby had six conditions for the approval of this property as a campground. There were several public present. Many citizens voiced their opinions against the campground for safety concerns. The HBT Zoning Hearing transcript is available at the HBT business office for review.

**2345 Cold Springs Road/Petrus Holdings/Fitz/Strausbaugh Subdivision**

Final Plans were submitted electronically to Keller Engineering. New deeds still need to be finalized. Not all the conditions of this plan have been met to date.

**New/Old Business:**

**Zoning Map Change for Fine Line Trim**

It was noted that a revised zoning map ordinance was passed on July 2, 2024 by the HBT Board of Supervisors. Rob Thaeler stated that the Adams County Planning and Development has not reviewed the final draft. Rob Thaeler and Solicitor Battersby will need to consult on the proper process for passing this ordinance.

**Proposed Zoning Map Change along Iron Spring Road/ Fairfield Road**

It was reported that the HBT Small Group discussed the possibilities of changing the HBT Commercial Zoning Ordinance by remove dwellings from the commercial district. There was a discussion between Rob Thaeler, Erik Vranich and Robert Sharrah about rezoning the 64 acres of David Sites property along Iron Springs Road/Fairfield. A plan is being discussed about creating 4, 16 acre lots. If the zoning is change to include this property to Agriculture Preservation zoning, Rob Thaeler stated the lots must produce an agriculture product. The HBT Zoning Officer should enforce that regulation. With this property in the Agriculture Zoning District per ordinance a place of worship would only be allowed on a 4-acre lot but could consolidate 3 lots for a one 12 acre in the Agriculture Preservation District. This ordinance would also apply to the 2345 Cold Spring Road Subdivision.

There were no additional comments from the HBT Engineer or HBT County Planner.

**Next meeting:** The next HBT Planning Commission meeting will be October 22, 2024, starting at 7:00 PM at the HBT Office at 23 Carrolls Tract Road, Fairfield, PA.

**Adjournment:** At 7:49 PM LuAnn Dille made a motion to adjourn the meeting, seconded by Calvin Bream. This motion was unanimously approved.

Respectfully submitted,

*LuAnn M. Dille*

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