

Hamiltonban Township Planning & Zoning Commission Regular Monthly Meeting

23 Carrolls Tract Road, Fairfield, PA 17320

AGENDA

January 27, 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:** November 25, 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:**
Blue Ridge Sportsmans Association Action Deadline 4/3/2026 Last Supervisors Meeting 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

New / Old Business:

Informational:

Petrus Oratory / Starr Lane

- UCC Appeal Hearing for oratory denial scheduled for 1/27/2026 at 10:00 at the township office.

4099 Bullfrog Road Gettysburg National Golf Course Aka Battlefield Greens

- 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.

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 February 3, 2026
- Parks & Recreation Meeting February 10, 2026
- Planning Commission Meeting February 24, 2026

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