

Hamiltonban Township
Regular Meeting
23 Carrolls Tract Road, Fairfield, PA 17320
July 28, 2026

Members present: Chairman Derek Flenner, Vice-chairman Calvin Bream, Secretary LuAnn Dille, Kris Feldmeyer, and Jeff Hardman

Supervisor: Supervisor Chairman Edward Deardorff was excused

Staff: Rob Thaeler of the Adams County Planning Office and Development and Ted Brillhart of Keller Engineering, Inc.

Public: Pat Naugle and Deborah Kravchuk for the Adams County Water Shed Allaince, Jason Wolfe and Andrew Schulman for Petrus Holdings

Chairman Derek called the meeting to order at 7:00 PM

Agenda: The agenda was approved by general agreement

Approval of the minutes:

Calvin Bream made a motion to approve the April 28, 2026 Hamiltonban Township (HBT) Planning Commission (PC) meeting minutes, seconded by Jeff Hardman This motion was unanimously approved.

Public Comment:

President Naugle of the Water Shed Alliance wants to ensure that the 2006 Cold Springs Road/Petrus Monastery Land Development sewer system does not cause any issues in the Swamp Creek Water Shed and Lower Middle Creek Water shed. Deborah Kravchuk had the same concerns. She asked what are the steps to prevent any septic leaks. Jason Wolfe stated DEP regulations will be followed. The sewage system must receive DEP approval. Dep does not require any additional steps for this system. Ted Brillhart stated this is similar to a residential sealed system. Routine maintainance and pumping will be required. If there is a problem with a pump, there is an alarm similar to private homeowner systems.

Deborah Kravchuk asked if the septic system could be moved completely out of the Swamp Creek Water Shed and if Hamiltonban Township Supervisors would demand the move. Rob Thaeler stated if the septic system is moved, this would cause more earth distrubance as more trees would need to be remove. The system would be in very steep slopes. This would cause a greater impact on the Lower Marsh Creek Water Shed. Hamiltonban Township has ordinances concerning development in very steep slopes. She than asked that Petrus leadership move the septic system. Jason Wolfe stated he will share this request with Petrus leadership.

2006 Cold Springs Road/Petrus Monastery

Jason Wolfe gave a general review of the monastery plan. Petrus Holdings intends to build a private monastery with a chapel, and small monastic cells for monks. The monks are clergy of the Catholic Church seeking quiet and solitude. He explained the structures that are planned and the purpose of the structures. The structures include chapel, barn, 16 monastic cells/hermitages. There will be on-site sewage system approved by DEP. The monastic cells are for solitude, prayer and rest. The monastic cells will not have electricity, water or sewer within them. The proposed monastery will house the showers, laundry, kitchen and toilet facilities. It will be a private campus with a gate at the beginning of the driveway. The chapel will not be open to the public. It is for the monks to worship and pray. The chapel will not have water or sewer.

LuAnn Dille made a motion that Chairman Derek Flenner sign the Plan Review and Planning Sewage Module, seconded by Kris Feldmeyer. This motion was unanimously approved. Adams County Planning and Development will also need to sign the Plan Review and Planning Sewage Module.

At 7:41 PM Mr. Naugle, Ms. Kravchuk, Mr. Wolfe and Mr. Schulman left the meeting.

Jay Edward Deardorff/285 Carrolls Tract Road Subdivision Plan

Bob Sharrah requested a pause to the review process as an issue requiring revision was discovered. No action was taken.

4099 Bullfrog Road/Gettysburg National Golf Course Aka Brecken's Hollow

Highland Township denied the plan due to time lapse with no extension requested. HBT PC questioned how will this affect the HBT review process. It was stated that the property is for sale again. No action taken.

Proposed Data Center Ordinances

The HBT Small Group has discussed the proposed ordinance at number of meetings. It was general agreed to move the ordinance to the HBT Board of Supervisors for their review. HBT, Liberty Township and most of Adams County municipalities will have similar data ordinances. The main electrical system in the Harrisburg area may need to be upgraded for large data centers. HBT Zoning District for data center is in the Industrial Zoning District as special exception. Kris Feldmeyer asked about air quality with data centers.

LuAnn Dille made a motion to move the Data Center Proposed Ordinance to the HBT Board of Supervisors for their review, seconded by Jeff Hardman. This motion was unanimously approved. Calvin Bream stated not all data centers are large.

New Business

Kris Feldmeyer is the HBT representative for updating the Southwestern Adams County Joint Comprehensive Plan Committee. The first meeting was for general information. Municipalities included in the Southwestern Adams County Joint Comprehensive Plan are HBT, Liberty Township, Highland Township, Freedom Township, Fairfield Borough, and Carroll Valley Borough. The Committee is planning on meeting every two months. Kris Feldmeyer requested that HBT PC agenda included an line item for updates with the Plan.

Next Meeting

The next HBT PC meeting is scheduled for August 25, 2026, starting at 7:00 PM at 23 Carrolls Tract Road, Fairfield, PA 17320.

Adjournment

At 8:31 PM LuAnn Dille made a motion to adjourn the meeting, seconded by Calvin Bream. This motion was unanimously approved.

Respectfully submitted,

LuAnn M. Dille
HBT PC Secretary