

June 25, 2024
Hamiltonban Township Planning Commission
Re-organization and Regular meeting
23 Carrolls Tract Road, Fairfield, PA 17320

At 7:05 PM Vice-Chairman Calvin Bream called the re-organization meeting of the Hamiltonban Township Planning Commission meeting to order by telephone

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

Commission Members Present: Vice-chairman Calvin Bream by telephone, Secretary LuAnn Dille, Derek Flenner, Jeff Hardman and Kris Feldmeyer

Public Present: John Runge and Dylon Pingo for the Gettysburg National Golf Course, Mark Keller representing Fairfield Municipal Authority, and Jason Wolfe for 2345 Cold Springs Road/Petrus Holdings/Fitz/Strausbaugh Subdivision,

Re-organization Meeting

Vice-chair Calvin Bream made a motion to appoint Derek Flenner as Hamiltonban Township (HBT)Planning Commission (PC) Chair, seconded by LuAnn Dille. This motion was unanimously approved.

Chair Derek Flenner made a motion to appoint Calvin Bream as HBT PC Vice-chair, seconded by Jeff Hardman. This motion was unanimously approved.

Chair Derek Flenner made a motion to appoint LuAnn Dille as HBT PC Secretary, seconded by Jeff Hardman. This motion was unanimously approved.

Kris Feldmeyer was welcome as the new HBT PC member.

At 7:07 PM the re-organization meeting was adjourned by general agreement.

HBT PC Regular Meeting Minutes

At 7:08 PM HBT PC Chair Flenner called the regular HBT PC meeting to order.

Agenda Review: It was agreed to approve the June 25, 2024 agenda as presented.

Approval of the Minutes: Vice-chair Calvin Bream made a motion to approve the May 28, 2024 meeting minutes, seconded by Jeff Hardman. This motion was unanimously approved.

Public: There was not public comments.

Plans:

4099 Bullfrog Road Gettysburg National Golf Course

Keller Engineers correspondence to the revised plans dated June 25, 2024 was reviewed line by line. Adams County and Planning Development Review will be submitted for the next PC meeting-July 23, 2024.

1. Sidewalks will not be required on all private and public roadways.
2. Curbing will not be required on all private and public roadways
3. The developer may request a waiver to allow solar lighting to be installed.
4. A traffic study will be required for Bullfrog Road
5. A Geotechnical Report will be required because of the close proximity to the quarry and for stormwater management purposes
6. Landscaping plan shall comply with the requirements of SALDO 320-41
7. The golf course grass areas will not be disturbed, and will be use for calculations of stormwater management plan
8. Other reports maybe required but the following are required:
 - HOA Documentation at the later date
 - Conservation By Design documentation
 - E & S Plan
 - Traffic Impact Study
 - Groundwater study-unless public water is used
 - Review of plans by Fairfield Fire Chief
9. a. There was a long discussion on the Fairfield Municipal Authority (FF MA) sewer capacity. There are major infiltration issues with the FF MA sewer lines. The Fairfield sewer plant has adequate capacity if not for the infiltration flow. DEP Chapter 940 and other correspondences have been submitted to DEP. DEP is aware that the FF MA is trying to decrease the infiltration flows. A grant has been submitted and it was reported that it is looking favorable to being granted. Other grants are being considered. Mark Keller explained some of the infiltration issues.
- 9.b. Flag lots are not permitted within major subdivisions
- 9.c. There must be two points of access from existing public roads. The plan is proposing to installing a bridge and accessing onto Hoffman Lane which is private lane in HBT and Highland Township
- 9.d. HBT no longer permits private lanes or private shared accesses. HBT looks at new roadways as minor streets
- 9.e. There is a proposed a one way road serving lots 73 to 97.
- 9.f. There is a question about the main access driveway not align properly with the other roadways intersections
- 9.g. None of the cul-de-sacs meet SALDO 320-30.H
- 9.h. The maximum length for a cul-de-sac is 1000 LF
- 9.i. There needs to be 25' X 25' snow stockpile easements at the end of cul-de-sacs
- 9.j. Conservation By Design conceptional plans are being submitted
- 9.k. There are steep slopes on the upper portion of this plan. There needs not be excessive cuts.
- 9.l. All DEP/ACOA permitting for this site will be required
- 9.m. All fees will needed to be paid prior to the HBT official review of the plans
- 9.n. As a small portion of this subdivision is in Highland Township. They may want to review the plan.

At 7:56 PM John Runge, Dylon Pingo and Mark Keller left the meeting.

2498 Iron Spring Road-Fine Line No actions taken

327 Water Street (465 Water Street) Carmel of Jesus, Mary & Joseph No action taken

3030 Waynesboro Road-Blue Ridge Sportsman Association No action taken

2345 Cold Springs Road/Petrus Holdings/Fitz/StrausbaughSubdivision

Jason Wolfe explained that Lot P-property owned by Barry Fitz is not a part of this subdivision. Lot 7 may become property of Barry Fitz. Jason Wolfe stated if Barry Fitz wants to combine Lot 7 and Lot P, it is Barry Fitz responsibility to submitted a subdivision plan. There is a 50 X 200 easement on Lot 4 for Barry Fitz's septic system. If the system fail, Barry Fitz will need to install the new system on his property.

Jason Wolfe requested some clarifications on Keller Engineers Review correspondence date June 20, 2024.

A waiver will be requested to allow 10 foot contour intervals. This waiver will most likely be granted. ACOP&D would agree with this waiver request

DEP Non-building Waiver Planning Modules shall be executed prior to final plan approval.

There will be two conceptional access locations noted on the plan-Mt Carmel and Cold Springs Road

Rob Thaeler distributed the Adams County Planning and Development revised plan review correspondence. Rob Thaeler stated this plan is mostly in the agriculture zoning district and must stay in agriculture uses. Later the property owners may decide to subdivide and then not stay in agriculture uses. It is the HBT Zoning Officers responsibility to enforce the agriculture uses on these lots.

At 8:35 PM Supervisor Chair Deardorff left the meeting.

Jason Wolfe read a email from the Petrus Attorney which said there are no MPC requirements that would require the new owners to remove orchards. HBT is in the process of adopting a stand alone ordinance on removal of trees off abandon orchards.

LuAnn Dille made a motion to request that HBT Board of Supervisors grant a 120 day extension for the 2345 Cold Springs Road/Petrus/Fitz/Strausbaugh Subdivision Plan with Petrus submitting the formal request on June 26, 2024, seconded by Vice-chair Calvin Bream. This motion was unanimously approved. Keller Engineering will be give a full size revised plans, and the supervisors and PC members will receive smaller size copies.

Next Planning Commission Meeting is scheduled for July 23, 2024.

At 9:05 PM Jeff Hardman 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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