

Hamiltonban Township Planning & Zoning Commission

Regular Monthly Meeting

23 Carrolls Tract Road, Fairfield, PA 17320

AGENDA

September 22, 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:** August 25, 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:**

2006 Cold Springs Road/ Petrus Monastery Action Deadline 12/29/2026 Last Supervisors Meeting 12/1/2026

- 9/18/2026 Keller Engineers revised plan review received.
- 9/1/2026 Revised plan submitted and previous Engineer and county review comments addressed.
- 9/1/2026 Planning Module approved by BOS and sent to PC for final approval and signatures.
- 9/1/2026 90-day Extension request approved by the BOS
- 8/25/2026 PC recommended approval of the extension and sent to BOS.
- 8/11/2026 90-day Extension request received from C.S. Davidson
- 7/28/2026 Plan review and Planning Module review and signatures.
- 7/2/2026 Keller Engineers review received
- 6/18/2026 ACOPD Received.
- 6/1/2026 ACOPD Request for review submitted.
- 6/1/2026 Plan submitted to ACOPD for review
- 6/1/2026 Planning Module Submitted.
- 6/1/2026 Stormwater Management and Plan submitted to Keller Engineers for review.
- 6/1/2026 Monastery plan submitted by Jason Wolfe of CS Davidson

Jay Edward Deardorff/ 285 Carrolls Tract Road

- 9/16/2026 ACOPD & Keller Engineers Request for Review submitted.
- 9/16/2026 Revised subdivision plan submitted by Sharrah Design.
- 7/22/2026 Request from Bob Sharrah to pause review as issue requiring revision was discovered.
- 7/12/2026 Sewage Planning Module received.
- 7/2/2026 ACOPD & Keller Engineers Request for review submitted.
- 7/2/2026 Subdivision Plan submitted

4099 Bullfrog Road Gettysburg National Golf Course Aka Brecken's Hollow Action Deadline 12/3/2026 Last Supervisors Meeting 12/1/2026

- 9/8/2026 Application for Zoning Hearing received. Seeking 4 variances.
- 9/1/2026 BOS approved 90-day extension.
- 8/25/2026 PC approved 90-day extension and sent to BOS.
- 7/31/2026 additional 90-day extension request received from John Runge of Gordon Brown & Associates to be applied to existing extension which would make their next action deadline 12/1/2026.
- 7/14/2026 Highland Township denied the plan due to time lapse with no extension request.
- 6/2/2026 BOS approved 90-day extension request.
- 6/1/2026 90-day extension request received from John Runge of Gordon Brown & Associates.
- 4/23/2026 Pag-02 NPDES Permit issued with accompanying letter from ACCD.
- 4/14/2026 TRG /Brecken's 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.

Southwest Comprehensive Plan Updates:

6. New / Old Business:

Data Center Ordinance approved by the BOS and Solicitor- needs final approval from PC

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 October 6, 2026
- Parks & Recreation Meeting October 13, 2026
- Planning Commission Meeting October 27, 2026

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