

Hamiltonban Township Planning & Zoning Commission

Regular Monthly Meeting

23 Carrolls Tract Road, Fairfield, PA 17320

AGENDA

July 28, 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:** April 28, 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 9/29/2026 Last Supervisors Meeting 9/1/2026

- 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

- 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 9/3/2026 Last Supervisors Meeting 9/1/2026

- 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.

New / Old Business:

Proposed Data Center Ordinance Discussion

Small Group Committee has requested that the Planning Commission review the proposed Data Center Zoning Ordinance Amendment to determine if it is something they wish to pursue and move on to the Board of Supervisors

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 August 4, 2026
- Parks & Recreation Meeting August 11, 2026
- Planning Commission Meeting August 25, 2026

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