

Hamiltonban Township Planning & Zoning Commission

Regular Monthly Meeting

23 Carrolls Tract Road, Fairfield, PA 17320

AGENDA
July 22, 2025

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:** February 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:**
 - a. **4099 Bullfrog Road Gettysburg National Golf Course**
 - 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.
 - b. **3030 Waynesboro Road – Blue Ridge Sportsman Association**
 - 7/1/2025 BOS formally denied the plan.
 - 6/24/2025 Action deadline with no response from Blue Ridge.
 - 3/4/2025 BOS approved 90-day extension request with the decision no other extensions will be granted.
 - 2/25/2025 90 Extension request received from Lee Royer.
 - 2/4/2025 BRSA attended the BOS meeting and have decided to stay with their extension deadline in order to make an informed decision about their Land Development Plan.
 - 1/21/2025 Unexecuted Holding tank agreement from 2008 received from Lee Royer needing BOS approval.
 - 1/21/2025 Letter received by BOS from Lee Royer withdrawing the Land Development Plan.
 - 1/8/2025 Letter sent to Lee Royer by BOS.
 - 1/6/2025 BOS approved 120 Day extension.
 - 12/26/2024 Planning Commission recommended BOS approve extension.
 - 11/26/2024 90 Extension request received from Lee Royer
 - 10/17/2024 Zoning Hearing Decisional Meeting
 - 9/12/2024 Zoning Hearing for Special Exception.
 - 9/3/2024 BOS approved 90-Day extension request.
 - 8/26/2024 90 Extension request received from Lee Royer

- 8/7/2024 Received request from Lee Royer on behalf of Harry Eastman for a plan review prior to the Zoning Hearing. BOS approved the review on 8/20/2024.
- 8/6/2024 Received notification from PMCA that the Zoning Hearing is set for September 12th at 7:00 pm.
- 7/16/2024 Blue Ridge Sportsman's Association agrees to 60-day extension for Special Exception/Variance hearing with the Zoning Board in writing due to scheduling conflicts with the Zoning Hearing Board & Solicitors.
- 06/27/2024 120 Day Extension approved by the Board of Supervisors.
- 6/20/2024 Application to appear before the Zoning Hearing Board.
- 6/19/2024 Letter from Lee Royer terminating prior special exception request and submitting a new one.
- 5/7/2024 Board of Supervisors sent it back to Zoning Hearing Board.
- 5/9/2024 Revised plans submitted by Lee Royer in response to Zoning Comments.
- 4/24/2024 ACOPD Report was received.
- 4/22/2024 ACOPD comments not received
- 4/9/2024 Engineers review received
- 3/1/2024 submission of Land Development Plan with Stormwater, E&S Narrative. (To be reviewed April 24, 2024)
- 03/1/2024 Plan submitted to ACOPD & Keller Engineers for Review.
- 3/05/2024 Review request sent to ACOPD & Keller Engineers.

c. **Petrus Holdings/ Todd King**

- 7/10/2025 Ordinance and Map turned over to PMCA to schedule hearing, advertise and post property.
- 3/4/2025 BOS made a formal decision to start the process of a zoning map change.
- 2/25/2025 PC recommends the rezoning Lot 1 & 2 from Agriculture Preservation to Land Conservation and asks the BOS to approve and start the formal process of a zoning map change.
- 2/25/2025 Requesting zoning map change for property at 2345 Cold Springs Road.
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New / Old Business:

- Jim Cooper 145 Tract Road would like to subdivide his property has sketch to present and discuss.

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 5, 2025
- Parks & Recreation Meeting August 12, 2025
- Board of Supervisors Workshop August 19, 2025
- Planning Commission Meeting August 26, 2025

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