

Hamiltonban Township Planning & Zoning Commission

Regular Monthly Meeting

23 Carrolls Tract Road, Fairfield, PA 17320

AGENDA

February 25, 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:** January 28, 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**
 - 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. **327 Water Street (465 Water St) – Carmel of Jesus, Mary & Joseph [Action Deadline 5/17/2025, Last BOS Meeting 5/6/2025]**
 - 2/24/2025 Keller Engineers comments received on revised plan.
 - 2/3/2025 Revised Plans received from Alpha Space.
 - 11/26/2024 120 Day extension requested by Alpha Consulting Engineers
 - 10/21/24 Alpha Space requesting the plan be tabled until they address the Stormwater comments in next couple of weeks
 - 9/23/2024 Keller Engineers review of revised preliminary / Final Land Development Plan
 - 9/3/2024 BOS approved 120-Day extension request.
 - 8/26/2024 120 Day extension requested by Alpha Consulting Engineers.
 - 8/2/2024 ACOPD Municipal Request for review was submitted by the township.
 - 8/2/2024 Revised Preliminary/Final plan received with responses to review comments by W.F. Hill & Associates.
 - 06/27/2024 120 Day Extension approved by the Board of Supervisors.
 - 05/28/2024 120 Day extension requested by Alpha Consulting Engineers
 - 03/07/2024 Land and Sea Meeting with PMCA to hand off plans.
 - Review by Planning Commission 12/26/23–by Board of Supervisors 1/2/2024
 - 01/23/2024 No action taken, action deadline for 120-day extension is May 20, 2024.
 - 01/12/2024 Received KPI Technology comments
 - 01/22/2024 Received email from Alpha Consulting – making a resubmission due to KPI comments
 - 01/02/2024 Board approval on extension 120 days
 - 12/21/2023 Received review letter ACOPD.
 - 12/15/2023 Received extension request for 120 days from Alpha Consulting Engineers

- 11/21/2023 Received review letter Wm F Hill/Keller Engineers.
- 11/8/2023 Received PAG-02-NPDES general permit approval from ACCD
- 11/8/2023 Received revised plans and response to comments.
- 09/19/2023 Board approval decision on extension request for 90-days.
- 09/13/2023 Extension request submitted from Alpha Consulting Engineers.
- 08/31/2023 Copy of Review from Liberty Township.
- 08/03/2023 Review letter from Adams County Office of Planning & Development.
- 07/27/2023 ACCD completeness letter for NPDES Permits.
- 07/24/2023 Received review letter from Wm. F Hill/Keller Engineers.
- 07/10/2023 Returned signed Notification for PLD for Chapter 102 Permits.
- 07/03/2023 Submission of revised Land Development plans with Stormwater, E&S Narrative.
- 06/20/2023 Received Municipal Notification of Planned Land Development Plans.

c. 3030 Waynesboro Road – Blue Ridge Sportsman Association [Action Deadline 03/26/2025, Last BOS Meeting 03/18/2025]

- 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.

d. Fine Line Trim

- 2/4/2025 BOS passed the Zoning Map Amendment.
- 1/28/2025 Legal Notice Zoning Map Amendment /Hearing 2/4/2025 published in Gettysburg Times.
- 1/21/2025 Legal Notice Zoning Map Amendment /Hearing 2/4/2025 published in Gettysburg Times.
- 12/12/2024 Advertisement in Gettysburg Times to separate map amendment from Solar ordinance.
- 10/8/2024 Draft of Legal notice to separate map amendment from Solar ordinance received from Rob Thaeler, ACOPD.

e. Tina Richardson Subdivision / Lot addition

- 2/5/2025 Approval Letter from DEP received on official plan revision with comments.
- 2/4/2025 Conditional approval was given by BOS for the Subdivision/lot addition per comments by Keller Engineers & ACOPD sent back to Planning Commission.

- 2/4/2025 Planning Waiver & Non-Building Declaration approved by BOS.
- 1/23/2025 ACOPD Report received
- 12/17/2024 ACOPD Request for review submitted by the township
- 12/17/2024 Plan received from Lee Royer

6. **New / Old Business:**

- Petrus Holdings/ Todd King asking for zoning map change for property at 2345 Cold Springs Road.

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 March 4, 2025
- Parks & Recreation Meeting March 11, 2025
- Board of Supervisors Meeting March 18, 2025
- Planning Commission Meeting March 25, 2025

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