

January 28, 2025
Hamiltonban Township Planning Commission
Re-organization and Regular meeting
23 Carrolls Tract Road, Fairfield, PA 17320

At 6:55 PM Chairman Derek Flenner called the re-organization meeting of the Hamiltonban Township Planning Commission to order.

Supervisors and Staff/Consultants Present: Hamiltonban Township Supervisor Board Chairman Edward Deardorff, Rob Thealer of the Adams County Office of Planning and Development, Ted Brilhart of Keller Engineering

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

Public Present: R. Lee Royer, P.S., of R. Lee Royer & Associates

Vice-chairman Calvin Bream made a motion to appoint Derek Flenner as Chairman for 2025, seconded Jeff Hardman. This motion was unanimously approved.

Chairman Derek Flenner made a motion to appoint Calvin Bream as Vice-chairman for 2025, seconded Jeff Hardman. This motion was unanimously approved.

Jeff Hardman made a motion to appoint LuAnn Dille as secretary for 2025, seconded by Kris Feldmeyer. This motion was unanimously approved.

At 6:59 the meeting was adjourned by general approval.

At 7:00 PM the regular meeting of the Hamiltonban Township (HBT) Planning Commission (PC) was called to order by Chairman Derek Flenner.

Agenda Review: It was generally agreed to approve the January 28, 2025 agenda as presented.

Approval of the Minutes: Vice-chairman Bream made a motion to approve the December 26, 2024 Hamiltonban Township (HBT) Planning Commission meeting minutes and the 2024 Annual HBT PC Report, as presented, seconded by Kris Feldmeyer. The motion was unanimously approved.

Public Comments: R. Lee Royer, P.S. of R. Lee Royer & Associates

Plan:

Tina Richard Subdivision/Lot addition

R. Lee Royer, PS. explained that this subdivision is taking three parcels to create two parcels with new deeds to reflect the changes. Jeff Hardman made a motion to recommend that the HBT Board of Supervisors conditional approve this subdivision per the correspondences from Adams County Planning and Development and Keller Engineers, seconded by Chairman Flenner. This motion was unanimously approved. Jeff Hardman made a motion to recommend that the HBT Board of Supervisors approve the "Request for Planning Waiver and non-

building Declaration, seconded by Kris Feldmeyer. This motion was unanimously approved.

Blue Ridge Sportsman Association

Several issues were discussed: lack of a Penn Dot Highway Permit, no holding tank permit filed but wanting guidance of the holding tank and 22 camp sites, the stormwater plan needs major update/changes, camping sites not approved. HBT Board of Supervisor Deardorff stated the HBT Solicitor Battersby is sending a correspondence to the Blue Ridge Sportsman Association that they need to resolve the issues per the HBT Zoning Hearing ruling, until moving forward.

327 Water Street(465 Water Street) Carmel of Jesus, Mary & Joseph

No comments No action taken

4099 Bullfrog Road Gettysburg National Golf Course

This plan has explored the Four Step of Conservation By Design. No formal plan has been submitted but the developer is wanting some feed back on the proposed subdivision plan. HBT PC will wait for the reviews from the Adams County Planning and Development and Keller Engineering before making any recommendations of waivers to the HBT Board of Supervisors. A correspondence dated January 17, 2025 from Gordon L. Brown & Association, Inc. listed a request for 9 waivers. The sewer capacity issues still need to be resolved.

Fine Line Trim

No action will be taken until the HBT Zoning Hearing ruling has been issued.

Next regular HBT PC meeting will be February 25, 2025, starting at 7:00 PM, at the HBT Municipal office, 23 Carrolls Tract Road, Fairfield, PA 17320.

Adjournment

At 8:28 PM Secretary LuAnn Dille made a motion to adjourn the meeting, seconded by Vice-chairman Calvin Bream. This motion was unanimously approved.

Respectfully submitted,

LuAnn M. Dille
HBT PC Secretary