

February 25, 2025
Hamiltonban Township Planning Commission
Regular meeting
23 Carrolls Tract Road, Fairfield, PA 17320

At 7:00 PM Chairman Derek Flenner called the regular 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: For the Gettysburg National Golf Course Subdivision **Laydon? Noltorff**, Steve Chronister, John Runge; For Carmel of Jesus, Mary & Joseph Rick Castranio; For Petrus Holdings Jason Wolfe

Agenda Review: It was generally agreed to approve the February 25, 2025 agenda as presented.

Approval of the Minutes: Chairman Flenner made a motion to approve the January 28, 2025 Hamiltonban Township (HBT) Planning Commission (PC) meeting minutes as presented, seconded by Jeff Hardman. The motion was unanimously approved.

Public Comments: None at this time.

Plan:

Gettysburg National Golf Course Subdivision

John Runge stated that all the roadways/shared driveways inside the subdivision will be maintained/owned by the home owners (HOP). Secretary Dille stated the specializations for a long-shared driveway is different than a road built within the subdivision. Gordon L. Brown & Associates, Inc. correspondence dates January 17, 2025, with 9 waivers requested was reviewed by Keller Engineers correspondence dates February 24, 2025. HBT PC reviewed both correspondences.

John Runge reviewed each requested waiver one at a time. The greenways in this plan is basically the golf course. It was stated that the club house improvements and all amenities will be completed in Phrase 1. Huffman Road is proposed as an emergency roadway. HBT PC questioned the use of this Highland Township private roadway as a gated emergency roadway.

- Waiver 1: Phrase 1 Sewage Planning Module has been submitted to DEP. DEP is reviewing the plan for possible 97 building lots in Phrase 1. Gordon L. Brown & Associates, Inc. wrote "Due to sewer capacity being tied to existing a main improvement, DEP wants to regulate flow through phrasing of the Final Plan subdivision and requiring individual sewage Planning Modules for each phrase." Keller Engineering responded " As discussed with PA DEP during a meeting at the South-Central Regional Office, Keller Engineering would not be opposed to phrasing of the sewage Planning Modules providing there is a developers

agreement in place that clearly indicates that capacity is not guaranteed for the remainder of the development not covered within each respective phrase and that the developer would be responsible for any improvements needed to the Fairfield Municipal Authority system in order to obtain the necessary capacity for each respective phrase. HBT will assume NO responsibility or liability of improvements to the Fairfield system, as discussed within the Planning Modules, do not provide adequate capacity for the future phrases.”

- **Waiver # 1 APPROVED**

Vice-chairman Bream made a motion to recommend to the HBT Board of Supervisors to grant Waiver # 1 per Keller Engineer comments dated February 24, 2025, that HBT has no liability for the sewer system, the developer does not have any guarantees for sewer capacity at this time and that HBT receives a copy of the Fairfield Municipal Authority’s formal DEP approval correspondence, seconded by Kris Feldmeyer. This motion was unanimously approved.

- **Waiver # 2 APPROVED**

Vice-chairman Bream made a motion to recommend to the HBT Board of Supervisors to grant the NPDES Permit for Phrase 1 only and that Phrase 1 must be able to be a stand-alone, meeting all HBT ordinances, and approved by DEP; seconded by Jeff Hardman. This motion was unanimously approved.

- **Waiver #3 APPROVED**

Vice-chairman Bream made a motion to recommend to the HBT Board of Supervisors granting that Phrase 1, lots 14, 034-42 and 58 be allow to be build where houses are not adjacent to the greenway spaces, seconded by Secretary Dille. This motion was unanimously approved.

- **Waiver # 4 APPROVED**

Vice-chairman Bream made a motion to recommend to the HBT Board of Supervisors to grant share driveways in Phrase 1, seconded by Jeff Hardman. This motion was approved with Secretary Dille voting no.

- **Waiver # 5 APPROVED**

Chairman Flenner made a motion to recommend to the HBT Board of Supervisors to grant allowing driveways being greater than 500 feet in length, seconded by Kris Feldmeyer. This motion was approved with Vice-chairman Bream and Secretary Dille voting no.

- **Waiver # 6 DENIED**

Vice-chairman Bream made a motion to recommend to the HBT Board of Supervisors to deny the request allowing flag lots, seconded by Secretary Dille. This motion was unanimously denied.

- **Waiver # 7 APPROVED**

Kris Feldmeyer made a motion to recommend to the HBT Board of Supervisors to allow the right-of-way to be reduced from 50 feet to 40 feet as long as PennDOT approves the highway occupancy permit, seconded by Jeff Hardman. This motion was approved with Secretary Dille voting no.

- **Waiver # 8 APPROVED**

Secretary Dille made a motion to recommend to the HBT Board of Supervisors to allow more than 10 dwelling on a cul-de-sac in Phrase 1 and Phrase 2, seconded by Jeff Hardman. This motion was unanimously approved.

- **Waiver # 9 APPROVED**

Secretary Dille made a motion to recommend to the HBT Board of Supervisors to allow cul-de-sac longer than 1, 000 feet, seconded by Chairman Flenner. This motion was unanimously approved.

Gordon I. Brown & Associates, Inc. left the meeting at 8:35 PM.

Carmel Jesus, Mary & Joseph Revised/updated Land Developmental Plan

This land development is within two municipalities-HBT and Liberty Township. Each municipality must approve their portion of the plan. To complete this plan will take many years. Adams County Planning and Development (ACP&D) has not reviewed the revised plans yet as it was a late submission. Rob Thaeler stated that the ACP&D comments will most likely be the same as their August 27, 2024 correspondence. As in the past review comments, their comments will be with issues concerning buildings on steep slopes and not following parking lot standards with no sidewalks or pedestrian pathway. HBT PC reviewed Keller Engineering correspondence dated February 24, 2025. Chairman Flenner made a motion to recommend that the HBT Board of Supervisors grant conditional approval of this revised plan per Keller Engineering correspondence dated February 24, 2025, which includes stormwater management approval from Liberty Township, approval from the HBT Zoning Officer and comments from ACP&D, seconded by Vice-chairman Bream. This motion was unanimously approved.

Blue Ridge Sportsman's Association

The HBT Board of Supervisors granted another extension.

Fine Line Trim

The zoning map change was officially approved.

Tina Richard Subdivision/Lot addition

DEP approved this official revision.

Petrus Holding

Jason Wolfe explained that Petrus Holding is requesting that Lot 1 and Lot 2 be rezoned from Agriculture Presentation to Land Conservation. These zoning districts have many similar regulations. The change would permit a larger monastery to be constructed on less steep slope property.

Chairman Flenner made a motion to recommend that the HBT Board of Supervisors start the formal process for this zoning map change, seconded by Jeff Hardman. This motion was unanimously approved.

The next HBT PC meeting will be March 25, 2025, starting at 7:00 PM, at the HBT Municipal Building.

The meeting was adjourned at 9:10 PM by general agreement.

Respectfully submitted,

LuAnn M. Dille
Secretary