

# Hamiltonban Township Planning & Zoning Commission

## Regular Monthly Meeting

23 Carrolls Tract Road, Fairfield, PA 17320

### AGENDA

December 26, 2024

*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:** October 22, 2024 meeting. 1<sup>st</sup>: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_
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**
    - 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]**
    - 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]**

- 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 12<sup>th</sup> 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**

- 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.

**6. New / Old Business:**

- Planning Module to replace septic system for Mona Young 461 Old Waynesboro Road approve with signatures submit to DEP. Planning Commission signatures on green tabs only. Blue tabs are for 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 Re-org January 6, 2025
- Parks & Recreation Meeting January 14, 2025
- Board of Supervisors Workshop Meeting January 21, 2024
- Planning Commission Meeting January 28, 2025

121 **Adjourn.** Time: \_\_\_\_\_ 1<sup>st</sup>: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_