

Hamiltonban Township Planning & Zoning Commission

Regular Monthly Meeting

23 Carrolls Tract Road, Fairfield, PA 17320

AGENDA

July 23, 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:**
June 25, 2024 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**
 - 7/17/2024 Informal comments of Gettysburg National subdivision plans from ACOPD received
 - 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 9/19/2024, Last BOS Meeting 9/17/2024]**
 - 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 9/27/2024, Last BOS Meeting 9/17/2024]

- 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. 2345 Cold Springs Road /Petrus holdings Fitz/ Strausbaugh Subdivision [Action Deadline 8/25/2024, Last BOS Meeting 8/20/2024]

- 7/17/2024 Engineers review of Major Final Subdivision Plan received.
- 7/16/2024 30 Day extension approved by the Board of Supervisors
- 7/10/2024 30 Day Extension Request received from CS Davidson
- 7/2/2024 Major Preliminary/ Final Subdivision Plan received.
- **Deadline for Extension Request for BOS Approval 7/16/2024**
- 6/20/2024 Engineers 2nd review of Final Subdivision Plan received
- 5/24/2024 Engineer review received
- 5/3/2024 ACOPD review received
- 4/2/2024 Request by CS Davidson for May Review.
- 4/2/2024 ACOPD request for review submitted
- 3/28/2024 Subdivision and Land Development Plan Submitted

8. **New / Old Business:**

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 6, 2024
- Parks & Recreation Meeting August 13, 2024
- Board of Supervisors Meeting August 20, 2024
- Planning Commission Meeting August 27, 2024

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