

May 28, 2024

Joint meeting
Hamiltonban Township Planning Commission
Hamiltonban Township Board of Supervisors
23 Carrolls Tract Road, Fairfield, PA 17320

At 7:00 PM Vice-Chairman Calvin Bream called the regular Hamiltonban Township Planning Commission meeting to order.

Supervisors and Staff/Consultants Present: Hamiltonban Township Supervisor Board Chairman Edward Deardorff, Vice-chairman Douglas Woerner, Supervisor Coleen Reamer, Supervisor Ryan Picarelli, Supervisor Edward Spencer, Rob Thealer of the Adams County Office of Planning and Development, Township Engineer Erik Vranich from Wm F. Hill & Associates-Keller Engineering, Inc.

Commission Members Present: Vice-chairman Calvin Bream, Secretary LuAnn Dille, Derek Flenner and Jeff Hardman One more member is needed

Public Present: Byron Trout, John Runge and Steve Chronister for the Gettysburg National Golf Course, Jason Wolfe for 2345 Cold Springs Road/Petrus Holdings Fitz/Strausbaugh Subdivision, Barry Fitz of 2345 Cold Springs Road, Orrtanna and Rusty Ryan of 3901 Fairfield Road, Fairfield

Agenda Review: It was generally agreed to approve the May 28, 2024 agenda as presented.

Approval of the Minutes: Jeff Hardman made a motion to approve the March 26, 2024 meeting minutes, seconded by Calvin Bream. This motion was unanimously approved. There was not a quorum at the April 24, 2024 meeting.

Public: 4099 Bullfrog Road Gettysburg National Golf Course

Some plans were delivered to Hamiltonban Township (HBT) and consultants. The plans were not a preliminary submission. It was stated that some of the Fairfield Municipal Authority sewer issues are being addresses and looking for favorable results. The golf course consultants wanted some input on the Conservation by Design plan that was explored and discussed a few years ago. John Runge stated some waivers maybe requested, a traffic study is still needed, perc have been completed and stormwater plan is being worked on. John Runge explained that they are helping the Fairfield Municipal Authority resolve some infiltration problems. They have submitted a grant. Erik Vranich stated the the Fairfield Municipal Authority sewer approval is needed before HBT can approve this subdivision plan. Steve Chronister stated there a couple of solutions that are being considered: improve the sewer lines to reduce I & I, improve the pump station(s) and rehabilitation/update the current sewer plant. Developer David Sites has been included in some of the sewer improvement discussions. Fairfield Municipal Authority sewer improvements could help with the development of the property at Iron Springs Road/Fairfield Road, which David Sites owns. Steve Chronister stated instead of the Conservation by Design homes could be built with individual sewer systems.

At 7:29 PM the 4099 Bullfrog Road consultants left the meeting.

2498 Iron Springs Road Fine Line Trim

Jeff Hardman made a motion to recommend the the HBT Board of Supervisors grant a 120-day extension for this project, seconded by Derek Flenner. This motion was unanimously approved. The HBT Board of Supervisors are in the process of a zoning map change. With the zoning map change Fine Line Trim will be in the Industrial Zoning District. After the map change is approved Fine Line Trim will remove an old house and then expand a commercial structure with the Industrial Zoning District requirement.

327 water Street 465 Water Street Carmel of Jesus, Mary and Joseph

No action taken

200 Deist Lane-Todd & Laurie Weikert

This plan can be removed from the HBT Planning Commission agenda as this plan has been conditional approved by HBT Planning Commission and HBT Board of Supervisors. When all the conditions have been completed and confirmed this plan can be signed and official recorded.

3030 Waynesboro Road-Blue Ridge Sportsman Association

No taken will be taken until after the HBT Zoning Hearing

New/Old Business

2345 Cold Springs Road/Petrus Holdings Fitz/Straubaugh Subdivision

Jason Wolf gave a brief review of this 8-lot subdivision. Jason Wolfe requested some clarification on the Adams County Planning and Development Rob Thealer and HBT Engineer Erik Vranich plan review comments. Most of the subdivision is in the Agriculture Preservation Zoning District with some in Land Conservation Zoning Districts. The uses of the new lots needs to be noted on the plans. Revised plan needs to be submitted at least 21 days before the next HBT Planning Commission meeting. This is a large plan to review. It was asked what will happen to the orchards. Jason Wolfe stated that he was told that the 18,000 plus orchard trees will be removed. The removal of the orchards could be included in the formal plan documentation. Some of the properties will not be improved. Non-building waivers will be submitted. Rob Thealer stated that the land uses of joining properties needs to be noted on the plans. This plan review was tabled until revised plans submitted and revised reviews completed. At 8:15 PM Jason Wolfe and Barry Fitz left the meeting.

Adjournment: At 8:16 PM Derek Flenner made a motion to adjourn the HBT Planning Commission meeting, seconded by Jeff Hardman. This motion was unanimously approved.

Join Meeting called to Order at 8:17 PM HBT Board of Supervisor Chairman Edward Deardorff called the Join HBT Board of Supervisors and HBT Planning Commission meeting to order.

Solar Ordinance

Erik Vranich gave a brief review of the HBT Proposed Solar Ordinance. This proposed ordinance has been discussed at length. The review was to confirm the important items HBT wants to be included were included. If the solar system is below 50% capacity it should be decommissioned. Annual output reports must be submitted

to the HBT. Decommissioning is a legal document. It was decided to request that HBT Solicitor Battersby review the proposed solar ordinance before starting the formal adoption process.

2498 Iron Springs Road-Fine Line Trim

The HBT Board of Supervisors and HBT Planning approved a zoning map change. One parcel will be changed from residential to industrial. This parcel will connect the current industrial zoning property of the SGI and Fine Line Trim.

Hopefully the zoning map change and the adoption of the solar ordinance formal adoption process can be completed at the same time with one zoning hearing.

Next meeting: The next HBT Planning Commission meeting will be June 25, 2024, starting at 7:00 PM at HBT Municipal Building.

Adjournment: At 8:41 PM by general agreement the meeting was adjourned.

Respectfully submitted,

LuAnn M. Dille

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HBT Planning Commission Secretary