

October 22, 2024
Hamiltonban Township Planning Commission
Regular meeting
23 Carrolls Tract Road, Fairfield, PA 17320

At 7:00 PM Vice- chairman Calvin Bream 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

Commission Members Present: Vice-chairman Calvin Bream, Kris Feldmeyer and Jeff Hardman Secretary LuAnn Dille arrived at 7:06 PM, Chairman Derek Flenner was excuse for a work commitment

Public Present: Rusty Ryan of 3901 Fairfield Rd for the Gettysburg National Golf Course Subdivision Plan

Agenda Review: It was generally agreed to approve the October 22, 2024 agenda as presented.

Approval of the Minutes: Jeff Hardman made a motion to approve the September 24, 2024 Hamiltonban Township (HBT) Planning Commission meeting minutes as presented, seconded by Kris Feldmeyer. The motion was unanimously approved.

Public Comments: Rusty Ryan and Supervisor Deardorff discussed the Fairfield Municipal Authority lack of sewer capacity because of infiltration issues.

7:06 PM LuAnn Dille arrived

Rusty Ryan and Supervisor Deardorff also discussed the NPDES application process and the Conservation By Design (CBD) Plan. Rusty Ryan asked that resources on the Gettysburg National Golf Course property be considered as part of the CBD. Per HBT Ordinances all the natural resources must be documented on the plan. Rusty Ryan requested that this proposed development be reviewed per Hamiltonban Township (HBT) Ordinances as when he was on the HBT Planning Commission. The golf course will be considered open space. In the past the four step process of Conservation By Design was completed. This plan has not been formally submitted but HBT Supervisors have requested an escrow account as fees are occurring. Normally the submission of the NPDES permit runs concurrently with formal submission. The developer may have to modify the NPDES Permit with the formal submission plan. There are many ordinances this Plans need to satisfactory complete: traffic study, stormwater plan, street designs, lot design, environmental permits, soil testing, sewer capacity, plan design and creating a bond just to note a few.

At 7:32 PM Rusty Ryan left the meeting.

Plans:

4099 Bullfrog Road Gettysburg National Golf Course No action taken. No additional comments made.

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

No action taken. No comments made. On October 21, 2024 Alpha Space requested that this plan be tables until stormwater can be addressed.

3030 Waynesboro Road-Blue Ridge Sportsman Association

Chairman Bream reported that the HBT Zoning Hearing Board granted the Applicants request for a campground with 12 conditions.

2345 Cold Springs Road/Petrus Holdings/Fitz/Strausbaugh Subdivision

Final Plans were submitted electronically to Keller Engineering. New deeds still need to be finalized. Not all the conditions of this plan have been met to date.

New/Old Business:

Zoning Map Change for Fine Line Trim and Text Amendment for Solar Ordinance

On October 8, 2024 Rob Thaeler received a draft of a legal notice to separate the map amendment from the solar updated ordinance amendment. There will be two separate legal advertisements and two separate zoning hearings.

The Fairfield Municipal Authority capacity also effective the development of the land owner by Davis Sites along Fairfield Road and Iron Springs Road, Fairfield.

Calvin Bream reported that Straban Township may have a data center with can unitize large amounts of water and electricity.

Supervisor Deardorff presented a sketch plan for a subdivision to separate land around his home from 81 acre farm field.

There were no additional comments from the HBT County Planner.

Next meeting: The next HBT Planning Commission meeting will be November 26, 2024, starting at 7:00 PM at the HBT Office at 23 Carrolls Tract Road, Fairfield, PA.

Adjournment: At 7:50 PM LuAnn Dille made a motion to adjourn the meeting, seconded by Calvin Bream. This motion was unanimously approved.

Respectfully submitted,

LuAnn M. Dille

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