

August 27, 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 (ACOP& D), Township Engineer Ted Brillhart from Wm F. Hill & Associates-Keller Engineering, Inc.

Commission Members Present: Vice-chairman Calvin Bream, Secretary LuAnn Dille, Jeff Hardman and Kris Feldmeyer Derek Flenner was excused

Public Present: Scott Osborn and Lee Royer representing the Blue Ridge Sportsman Association

Agenda Review: It was generally agreed to approve the August 27, 2024 agenda as presented

Approval of the Minutes: Jeff Hardman made a motion to approve the July 23, 2024 meeting minutes presented, seconded by Kris Feldmeyer. The motion was unanimously approved.

Public Comments: None at this time

Plans:

4099 Bullfrog Road Gettysburg National Golf Course No action taken. The HBT engineering firm, Keller Engineers Inc., has reviewed some of the proposed plan. There are concerns about the Fairfield Municipal Sewer Plant sewer capacity. The Hamiltonban Township (HBT) Board of Supervisors may want to require an escrow account before the formal submission of a land development plan.

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

This land development plan has changed many times therefore an updated plan has been submitted. Kris Feldmeyer made a motion to request that the HBT Board of Supervisors grant a 120-day extension for this plan, seconded by Jeff Hardman. This motion was unanimously approved.

3030 Waynesboro Road - Blue Ridge Sportsman Association

The Blue Ridge Sportsman Association Zoning Hearing has been continued. Scott Osborn stated he found some important paper work. No septic pumping records were found and no records were submitted to HBT. It was reported that the HBT Sewer Enforcement Officer Gil Picarelli has inspected the pumping tank and it has no leaks. It was stated that the stormwater drains into the lake and the lake level may be lower to accommodate heavy flows. The campers' electrical boxes have been inspected. No building permits has been found of the bathhouse nor the pavilion.

At 7:16 PM Scott Osborne and Lee Royer left the meeting.

There was a discussion of HBT Campground Ordinance 375-80-H. There are 12 standards for a campground.

Chairman Calvin Bream made a motion that the Hamiltonban Township Planning Commission is in favor of the Hamiltonban Zoning Hearing approving the application of the Blue Ridge Sportsman's Association for the use of this property as campground. This being contingent upon the satisfactory completion of all outstanding comments of the Zoning Officer's correspondence dated June 17, 2024 and Keller Engineers correspondence dated April 9, 2024. This was seconded by Kris Feldmeyer. This motion was unanimously approved.

Jeff Hardman made a motion to recommend that the HBT Board of Supervisors grant a 90 day extension for this land development plan, seconded by Kris Feldmeyer. This motion was unanimously approved.

2345 Cold Spring Road/Petrus Holdings Fitz/Strausbaugh Subdivision

The HBT Planning Commission acknowledged receiving a correspondence from Pat Naugle, Vice-president of the Watershed Alliance of Adams County. The correspondence stated large areas of this plan is located in the Swamp Creek and Middle Creek Watersheds.

New/Old Business

The Planning Commission reviewed the standards in the Agriculture Preservation Zoning District. There was a small discussion on the best location(s) for HBT Commercial Zoning Areas. Also, comments were made concerning the size of the commercial zoning district.

Township Engineer and Township Planner did not have any additional comments.

Next Meeting: HBT Planning Commission next meeting is scheduled for September 24, 2024, starting at 7:00 PM at Township Office at 23 Carrolls Tract Road, Fairfield, PA.

Adjournment: The meeting was adjourned at 8:24 PM by general agreement.

Respectfully submitted,

LuAnn M. Delle

Hamiltonban Township Secretary