

HAMILTON TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes

July 21, 2026

CALL TO ORDER: The regular meeting of the Hamilton Township Planning Commission was called to order at 7:00 p.m. by Chairman Mel Lebo.

MEMBERS PRESENT: Mel Lebo, Chairman; Ira Bitner, Vice Chairman; Ronald L. Weidner; Christine Myers; and Lela Reichart.

ALSO PRESENT: James Graham, Zoning Officer; Chad Clabaugh, Township Engineer; Andrew Merkel, Adams County Office of Planning & Development (ACOPD); and Megan Carper, Secretary/Treasurer.

ADOPTION OF THE AGENDA PER ACT 65: *Motion by Ronald L. Weidner to adopt the agenda per Act 65, seconded by Ira Bitner. The motion was unanimously approved.*

MINUTES OF JUNE 16, 2026 MEETING, AND ACTION THEREON: *Motion by Ira Bitner to approve the minutes of the June 16, 2026 Planning Commission meeting, seconded by Ronald L. Weidner. The motion was unanimously approved.*

NEW BUSINESS:

ADAMS COUNTY TECHNICAL INSTITUTE (ACTI) TRAFFIC IMPACT SCOPING: An update was provided regarding the PennDOT Traffic Impact Scoping Meeting for the proposed Adams County Technical Institute. PennDOT determined that a full Traffic Impact Study will be required. Discussion included anticipated roadway improvements, access management, future connectivity, zoning considerations, and the status of the proposed project. No formal action was taken. The item will be removed from future agendas until a land development plan is submitted.

OLD BUSINESS:

ESH STORMWATER MANAGEMENT PLAN: An update was provided regarding the Steven K. Esh and Benueal Esh Stormwater Management Plans. Formal engineering comment letters have been issued, and the Township is awaiting revised plans addressing those comments. *Motion by Ira Bitner to table the matter, seconded by Ronald L. Weidner. The motion was unanimously approved.*

ESH SUBDIVISION: An update was provided regarding the Esh Subdivision. The applicant continues to work with legal counsel to resolve an outstanding mortgage lien issue. The Township will continue holding its review until the matter is resolved, as the lien issue may affect both the current subdivision plan and the previously approved plan. *Motion by Ronald L. Weidner to table the matter, seconded by Ira Bitner. The motion was unanimously approved.*

PENNWOOD PRODUCTS: An update was provided regarding the Pennwood Products Land Development Plan. The project remains pending PennDOT approval of the Traffic Impact Study and DEP review of the NPDES permit. DEP issued an administrative incompleteness letter, and no revised land development plan has been received. The Township will continue holding its review pending outside agency approvals. *Motion by Ronald L. Weidner to table the matter, seconded by Ira Bitner. The motion was unanimously approved.*

HIGHWAY CLASSIFICATION MAP: The Commission reviewed the proposed Highway Classification Map and Roadway Classification List. Discussion included roadway classifications, Average Daily Traffic (ADT), and incorporation of the map and related roadway classification information into the Township Street

Approved 8/18/26

Ordinance and SALDO. No changes to the proposed map or roadway list were requested, and Chad Clabaugh and Andrew Merkel will continue preparing the necessary ordinance amendments. *Motion by Ronald L. Weidner to table the matter, seconded by Ira Bitner. The motion was unanimously approved.*

ZONING ORDINANCE – ORGANIZATION OF PERFORMANCE STANDARDS: Mel Lebo reported that he, Ronald L. Weidner, and Andrew Merkel will continue reviewing the organization of the Zoning Ordinance Performance Standards and preparing revisions for future consideration. *Motion by Ronald L. Weidner to table the matter, seconded by Ira Bitner. The motion was unanimously approved.*

SIGN ORDINANCE REVIEW: The Commission discussed the Board of Supervisors' prior authorization to review the Township Sign Ordinance and prepare draft amendments. ACOPD will begin preparing proposed revisions for future Planning Commission review. Discussion included current case law affecting sign regulations and opportunities to simplify the existing ordinance. *Motion by Ronald L. Weidner to table the matter, seconded by Ira Bitner. The motion was unanimously approved.*

OTHER BUSINESS:

PA 94 CROSS KEYS CORRIDOR IMPROVEMENT COMMITTEE: The Commission continued discussion regarding formation of the PA 94 Cross Keys Corridor Improvement Committee. Discussion included the committee's purpose, structure, potential membership, reporting process, meeting frequency, and possible meeting times. Potential representation included a Township Supervisor, Planning Commission members, Township residents, a Conewago Valley School District transportation representative, the Township Engineer, ACOPD, and state legislative offices. ACOPD indicated that it could serve as a technical and informational resource to the committee. The committee was generally envisioned as an advisory working group that would evaluate potential corridor projects and develop recommendations for consideration by the Planning Commission and Board of Supervisors. Coordination with neighboring municipalities may also be necessary depending upon the projects being considered. The Commission will continue identifying potential committee participants and considering meeting frequency and possible meeting times before establishing a meeting schedule. No formal action was taken.

TOWNSHIP ENGINEER COMMENTS: No additional comments.

ACOPD COMMENTS: No additional comments.

ZONING OFFICER COMMENTS: No comments.

TOWNSHIP SUPERVISOR COMMENTS: No comments.

MEMBERS' COMMENTS: No comments.

PUBLIC COMMENT: No comments.

ADJOURNMENT

Motion by Ronald L. Weidner to adjourn the meeting at 8:03pm, seconded by Ira Bitner. The motion was unanimously approved.

Respectfully submitted,


Megan Carper
Secretary/Treasurer