

Approved 8/4/25

**HAMILTON TOWNSHIP  
BOARD OF SUPERVISORS MEETING MINUTES  
July 7, 2025**

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**CALL TO ORDER:** The meeting was called to order at 7:00 PM by Ronald L. Weidner. Supervisors present were Ronald L. Weidner, Jeremy P. Smith, and Ryan M. Groft. Also present were Chad Clabaugh, P.E., from C.S. Davidson, Inc.; Solicitor Katie James (filling in for Melissa Kelso, Esq.); and Secretary/Treasurer Megan Carper.

**APPROVAL OF AGENDA PER ACT 65:** Ronald L. Weidner provided the amended agenda to the Board of Supervisors. *Jeremy P. Smith made a motion to approve the agenda as amended, seconded by Ryan M. Groft. **The motion was unanimously approved.***

**APPROVAL OF MINUTES:** Minutes of the regularly scheduled meeting on June 2, 2025, were presented. *Ronald L. Weidner made a motion to approve the minutes as written, seconded by Jeremy P. Smith. **The motion was unanimously approved.***

**PUBLIC COMMENTS:** There were no public comments at this time.

**OLD BUSINESS:**

1. **Pennwood Products – Stormwater Pond:** Discussion was held regarding a waiver request to allow a 4' pond depth in place of the required 2'. Topics included fence installation and maintenance, long-term compliance, and alignment with township ordinance requirements. *Ronald L. Weidner made a motion to table the Pennwood Products stormwater pond waiver request for further review, seconded by Jeremy P. Smith. **The motion carried unanimously.***

**NEW BUSINESS:**

1. **Resolution 2025-20 – Reinvestment of Recently Matured, Unallocated Township Funds:** *Jeremy P. Smith made a motion to adopt Resolution 2025-20, authorizing reinvestment of unallocated funds into a new interest-bearing account, seconded by Ryan M. Groft. **The motion carried unanimously.***
2. **Resolution 2025-21 – Authorization for Northeast Adams Fire & EMS to Participate in the Federal Surplus Property Program:** *Ronald L. Weidner made a motion to adopt Resolution 2025-21 authorizing participation in the program, seconded by Jeremy P. Smith. **The motion carried unanimously.***
3. **State Police:** Monthly report is posted on the bulletin board.
4. **Northeast Adams Co. No. 32 Fire:** Monthly report is posted on the bulletin board.
5. **United Hook & Ladder Co. No. 33:** Monthly report is posted on the bulletin board.
6. **Adams Regional EMS:** Monthly report is posted on the bulletin board.

**RECESS:** *The regular meeting was recessed at 7:10 PM for the purpose of conducting a public hearing.*

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1. **Zoning Map Amendment – Rezoning of Tax Parcel 17L09-0005---000 from RR to AP:** Discussion was held regarding the proposed map change. No public comments were made.  
**Roll Call Vote:** Ronald L. Weidner – Yes                      Jeremy P. Smith – Yes                      Ryan M. Groft – Yes  
***Motion passed unanimously.***
2. **Proposed Amendments to Zoning Ordinance – Lot Coverage Definitions and Area/Bulk Regulations:**  
Discussion was held. No public comments were made.  
**Roll Call Vote:** Ronald L. Weidner – Yes                      Jeremy P. Smith – Yes                      Ryan M. Groft – Yes  
***Motion passed unanimously.***
3. **Proposed Amendments to Zoning Ordinance – Data Centers, Battery Energy Storage Systems (BESS), and Sound Study Requirements for Industrial Uses:**  
Discussion was held. No public comments were made.  
**Roll Call Vote:** Ronald L. Weidner – Yes                      Jeremy P. Smith – Yes                      Ryan M. Groft – Yes  
***Motion passed unanimously.***

**ADJOURN PUBLIC HEARING:**

*Public hearing was adjourned the public hearing and resumed the regular meeting at 7:14 PM.*

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**PLANNING COMMISSION RECOMMENDATIONS FOR ACTION AND/OR STATUS REPORT OF ACTIVE PLANS:**

1. **K-Hill Cul-de-sac Plan:** *Ronald L. Weidner made a motion to table for further discussion with applicant engineer, seconded by Ryan M. Groft. **The motion carried unanimously.***

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2. Final Grade Land Development Plan: Ronald L. Weidner made a motion to deny the Final Grade Land Development Plan (ACPC #25-020) based on deficiencies outlined in the Township Engineer's May 30, 2025 review and Adams County's April 11, 2025 review, seconded by Jeremy P. Smith. **The motion carried unanimously.**

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### COMMITTEES AND MEETING REPORTS:

1. East Berlin Area Community Center (EBACC): Ryan Groft reported that the EBACC Board met on June 23rd. The meeting included committee updates and a detailed discussion on the Readiness Assessment Report, after which the Board voted not to proceed with the consultant's next phase. In May, 269 volunteers contributed over 1,500 hours. Retail sales reached \$9,455.50, and the largest yard sale brought in \$6,961.47. Upcoming events include an indoor clearance sale, a 5K and kids fun run, and the Christmas in July celebration. The next Board meeting is scheduled for July 28th.
2. Abbottstown Paradise Joint Sewer Authority (APJSA): Kevin Moul – No Report.
3. Emergency Management: Paul Minnich – No Report.
4. YATB Tax Board Reports: Jeremy Smith reported that the York Adams Tax Bureau (YATB) Finance Committee met last month and began preliminary discussions on wages for the upcoming year. Another finance meeting is scheduled for this Wednesday. No updates were available for the ACTCC, which is not expected to meet again until November.
5. ACTCC Tax Board Reports: Jeremy P. Smith - No meeting this month.
6. Roadmaster's Report: Ronald L. Weidner reported that the second round of mowing was completed. The John Deere tractor experienced an alternator issue and is currently undergoing repairs.
7. East Berlin Area Joint Authority: Ronald L. Weidner reported that PFAS contamination was found in one well. The authority is considering options including filtration systems or selling to York Water Company. A \$30,000 appraisal is under discussion, though no final decisions have been made.

### ENGINEER'S REPORT: Chad Clabaugh, C.S. Davidson, Inc. reported on various projects:

- A.I. Data Center: July 2025 – CSD attended a meeting with prospective developers of a Data Center proposed near East Berlin in the Township's EI and RR zones and provided notes. For the development to progress changes to the Zoning Ordinance will need to be made. Neffs Properties Stormwater Plan: June 2025 – CSD completed the review and will be sending a review letter week of June 2.
- Esh Subdivision – 2997.3.01.20: July 2025 – CSD reviewed the subdivision plan and issued a letter dated 6-17-2025 with 21 comments. Per discussion at the June P.C. meeting (which the applicant did not attend) CSD send a revised letter dated 6-18-2025. The plan was tabled at the June P.C. meeting due to outstanding comments. CSD noted two significant comments from the county review letter in an e-mail dated 6-17-2025.
- Cashman Development – Stormwater Management Plan: July 2025 – CSD received the Stormwater Management Plan dated 6-9-2025 (notice from Twp that fees have been paid on 7-2-2025). CSD will review and provide a letter.
- Redding Rentals - Athletic Complex: July 2025 – A Traffic Impact Study Determination & Scoping Meeting Application was submitted on 6-18-2025. CSD will review once authorized by the Township.
- GPS Stormwater Plan – 6360 York Rd: July 2025 – CSD reviewed the storm plan submitted on 5-27-2025 and issued comments in an e-mail dated 6-12-2025. CSD reviewed the revised plan submitted 5-13-2025 and issued an e-mail dated 7-7-2025 recommending approval of the plan conditioned upon the recording of the stormwater agreement.
- K-Hill – N. Pheasant Way Cul-De-Sac: July 2025 – CSD sent an e-mail dated 6-30-2025 requesting an update from the applicant's engineer.
- Final Grade Land Development: July 2025 – The P.C. recommended that the plan be denied. CSD will provide a letter to support that recommendation for consideration at the July Supervisors' Meeting.
- Neffs Properties Stormwater Plan (1113 Rte. 194 N.): July 2025 – CSD reviewed the revised plan dated 4-30-2025 and issued a letter dated 5-4-2025 with 18 comments. A revised plan was submitted on 7-1-2025 which is under review.
- Pennwood Products Development: July 2025 – CSD attended a meeting on 7-2-2025 with the developer's engineer and ACCD to discuss the stormwater design including topics such as the fencing vs. 2' basin depth issue and the volume control using MRC vs. buffer.
- Little Life Enrichment Stormwater Plan: July 2025 – CSD contacted the developer who noted that construction was already done. CSD was not contacted for inspection during construction. The developer provided pictures

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that were taken during construction. CSD performed a post construction inspection on 7-3-2025 and will be providing an inspection report.

**SOLICITOR'S REPORT:** Katie James, Solicitor, noted that the addition of Resolution 2025-21 under New Business was permissible pursuant to Act 65, as the matter is urgent and must be addressed prior to the next regularly scheduled meeting. She had no additional items to report.

**ZONING OFFICER'S REPORT – PMCA:** James Graham. Ronald L. Weidner reported on the June 2025 report, which included twelve permits or exemptions issued, zero stop work orders, two new complaints handled, eight pending violations, and four active subdivision/land development plans.

**MOTION TO PAY THE BILLS:** General Fund. *Ronald L. Weidner made a motion to pay the bills from the General Fund, seconded by Jeremy P. Smith. The motion was unanimously approved.*

**PUBLIC COMMENTS:**

- Ryan Fox asked for an update on the proposed Redding Rentals project and if a baseball field component was going to be included. The plan will have to be further reviewed before confirming.
- Dorry Long commented that the Cross Keys area was starting to look “a little shabby,” expressing concern about its general appearance.

**COMMENTS from the Board of Supervisors:**

- **Ron:** *"Thank you for coming out. Hope you had a good Fourth of July. See you back here in August, Try to deal with the heat and stay cool."*
- **Jeremy:** *"Thanks everybody for coming out and stay cool."*
- **Ryan:** *"Thanks for coming out. Anybody set any records for number of hot dogs eaten? See you in August."*

**MEETING SCHEDULE:**

- Planning Commission: Tuesday, July 15, 2025, at 7:00 PM
- Finance & Budget Meeting: Friday, July 22, 2025, at 7:00 PM
- Board of Supervisors: Monday, August 4, 2025, at 7:00 PM
- It was also announced that the Township Office will be closed from July 28 to August 1, 2025, for staff vacations. Zoning Officer hours will remain unchanged and are posted on the main page of the website and on the bulletin board at the entrance of the Township building.

**EXECUTIVE SESSION:** An executive session was announced to occur immediately following the regular meeting for personnel matters.

**ADJOURNMENT:** *Ronald L. Weidner made a motion to adjourn at 7:48 PM, seconded by Jeremy P. Smith. The motion was unanimously approved.*

Minutes were recorded and transcribed by

*Megan Carper*

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Megan Carper  
Secretary/Treasurer