

## Hamilton Township Planning Commission

Regular Meeting Minutes  
11/21/2023

The meeting was called to order at 7:00 PM by Chairman Mel Lebo.

Members Present: Mel Lebo, Ira Bitner, Ronald L. Weidner, Lela Reichart, and Christine Myers.

Also Present: Secretary/Treasurer Megan Carper, Assistant Secretary Hannelore Furst; Zoning Officer James Graham, Chad Clabaugh P.E., of C.S. Davidson, Inc., Andrew Merkel of ACOPD, and Melissa Kelso, Solicitor, via Zoom.

Motion to Adopt the Agenda: *Ronald L. Weidner made a motion to approve the agenda with a second by Ira Bitner. **The motion carried unanimously.***

Minutes: The regular meeting minutes of October 17, 2023, were presented for approval. *Ira Bitner made the motion to approve the minutes with a second by Ronald L. Weidner. **The motion carried unanimously.***

### New Business:

- **Todd Grim Minor Subdivision:** In the Todd Grim Minor Subdivision discussion, the Planning Commission focused on a proposal to divide the Baugher farm into two lots of eleven and ten acres. The main agenda was to accept the plan for review, although further details were pending from Clark P. Craumer, PLS, SEO, who was delayed. The plan, which had already passed all percolation tests, assured adequate frontage for the lot. *A motion to accept the plan for review with oversight by county and engineer Chad Clabaugh was proposed by Ronald L. Weidner and seconded by Ira Bitner. **The motion carried unanimously.***

### Old Business:

- **Trimmer Minor Subdivision:** The Trimmer minor subdivision involves dividing a 99-acre farm on Green Ridge Road into two lots, following the owners' passing. Their children intend to split the property: one gets a 50-acre lot with a house and barn, and the other receives 40 acres of farmland. No new dwellings are proposed. Most of Chad Clabaugh's comments have been addressed, with a few pending. The discussion highlighted the importance of reapplying the subdivided property to the clean and green program to avoid rollback taxes. The letter from Chad M. Clabaugh provides further technical and administrative recommendations to ensure compliance with standard practices and ordinances. *A motion for conditional approval, pending Chad Clabaugh's comments in the letter dated November 21, 2023 are addressed by the December Board of Supervisors meeting, was proposed by Ronald L. Weidner and seconded by Ira Bitner. **The motion carried unanimously.***
- **K-Hill Enterprises:** *A motion to table the discussion was proposed by Ronald L. Weidner with a second by Ira Bitner. **The motion carried unanimously.***
- **Cross Keys Intersection:** The discussion on the Cross Keys Intersection focused on the anticipated traffic impacts from local and neighboring warehousing projects, particularly on Oxford Ave. Key points included the potential traffic flow changes due to new developments, the necessity of a bypass for the Oxford Avenue project, and the upcoming corridor study on Route 94. The meeting also addressed the selection of representatives for the study committee, emphasizing the need for strategic planning in traffic management and infrastructure improvements in response to the growing warehousing activities in the area. *A motion to table*

*the discussion was proposed by Ronald L. Weidner with a second by Ira Bitner. **The motion carried unanimously.***

- **Pennwood Products:** The discussion on Pennwood Products revolved around their revised traffic impact study, which is pending approval by PennDOT. The scope of the study has been acknowledged, and the next step involves conducting the actual study, followed by the submission of a land development plan. There's uncertainty about the timeline for submitting the land development plan. The commission debated whether to keep the matter on the agenda during this indefinite period. *A motion was made by Ronald L. Weidner with a second by Ira Bitner to remove Pennwood Products from the agenda until further notice or progress from Pennwood Products is received. **The motion carried unanimously.***
- **Redding Rentals:** *A motion was made by Ronald L. Weidner with a second by Ira Bitner to remove Redding Rentals from the agenda until further notice or progress is communicated. **The motion carried unanimously.***
- **Royal Farms:** The discussion on Royal Farms centered on its current status, similar to Redding Rentals, with a focus on traffic scoping related to the Cross Keys intersection. The scope of the traffic study for Royal Farms is still undefined and is dependent on the developments at the Cross Keys intersection. The commission considered whether to keep Royal Farms on the agenda as a reminder to continue discussions about traffic. It was noted that New Oxford Logistics, another agenda item, is in a similar situation with an undefined scoping study and is also dependent on the Cross Keys intersection study. The decision was made to keep Royal Farms on the agenda, acknowledging the ongoing relevance and movement on the issue. *A motion to table the discussion was proposed by Christine Myers with a second by Lela Reichart. **The motion carried unanimously.***
- **New Oxford Logistics LLC-Zoning Hearing Board Request:** The discussion on the New Oxford Logistics project centered around a variance request for a front yard setback and a special exception for warehouse usage in a commercial zone. Concerns were raised about whether the project's traffic impact study and zoning requests align with recent zoning ordinance amendments. The conversation also touched on broader topics like township development preferences, potential impacts on local traffic, and state regulations. *A motion to table the discussion was proposed by Ronald L. Weidner with a second by Ira Bitner. **The motion carried unanimously.***
- **Ordinance Amendment Status / Completion**
  - **Stormwater Ordinance (Review):** *A motion was made by Ronald L. Weidner with a second by Ira Bitner to remove Stormwater Ordinance from the agenda until further notice or progress is communicated. **The motion carried unanimously.***
  - **Nuisance Ordinance Chapter 88 (Review):** *A motion was made by Ronald L. Weidner with a second by Ira Bitner to remove Nuisance Ordinance Chapter 88 from the agenda until further notice or progress is communicated. **The motion carried unanimously.***
  - **Self-Storage Facilities 150-98 AA (Review):** *A motion was made by Ronald L. Weidner with a second by Ira Bitner to remove Self-Storage Facilities 150-98 AA from the agenda until further notice or progress is communicated. **The motion carried unanimously.***
  - **AP-RR:** *A motion to table the discussion was proposed by Ronald L. Weidner with a second by Ira Bitner. **The motion carried unanimously.***

**Township Engineer Comments:** No comments.

Approved 12/19/2023

**ACOPD Comments:** No comments.

**Zoning Officer Comments:** No comments.

**Township Supervisor Comments:** Jeremy P. Smith encouraged to keep in mind that the possibility of relocating the warehouse from Cross Keys to another location, such as East Berlin, the traffic to East Berlin is likely to be considerably worse than Cross Keys.

**Members Comments:** Mel Lebo- Happy Thanksgiving, Everybody!

**Public Comments:**

Lela Reichart raised a question regarding a prior agenda item, the Church of the Brethren. Ronald L. Weidner and Mel Lebo confirmed that a motion recommending approval was proposed during the October meeting, clarifying why it was not included on the agenda for the November meeting.

**Adjournment:** *A motion was made by Ronald L. Weidner to adjourn the meeting at 8:48 PM with a second by Ira Bitner. **The motion carried unanimously.***

Respectfully submitted.

Megan Carper  
Secretary/Treasurer