

Approved 03/03/2025

**HAMILTON TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES
FEBRUARY 3, 2025**

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 was Chad Clabaugh, P.E. (C.S. Davidson, Inc., Township Engineer), Melissa Kelso, Esq. (Solicitor) and Megan Carper, Secretary/Treasurer.

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

APPROVAL OF MINUTES: Minutes of the Reorganization Meeting on January 6, 2025, were presented. *Upon review of the minutes, Ronald L. Weidner made a motion to approve the minutes as written, seconded by Jeremy P. Smith. The motion was unanimously approved.*

Minutes of the regularly scheduled meeting on January 6, 2025, were presented. *Upon review of the minutes, Jeremy P. Smith made a motion to approve the minutes as written, seconded by Ronald L. Weidner. The motion was unanimously approved.*

PUBLIC COMMENTS: No public comments were made at this time.

OLD BUSINESS: There was no old business to discuss.

NEW BUSINESS:

1. **Jacobs Mill Road Stormwater Management Plan:** The township engineer reviewed the stormwater management plan and recommended approval of the Operation and Maintenance Agreement. *Ronald L. Weidner made a motion to approve the O&M Agreement, seconded by Jeremy P. Smith. The motion was unanimously approved.*
2. **Approval of Payment to Upper Conewago Church for Property Condemned by Declaration of Taking:** The Board discussed the acquisition of property from Upper Conewago Church due to eminent domain. *Ronald L. Weidner made a motion to approve the payment to Upper Conewago Church for the property condemned by the Declaration of Taking, seconded by Jeremy P. Smith. The motion was unanimously approved.*
3. **Resolution 2025-12: Exoneration of Tax Collector D. Long:** *Jeremy P. Smith made a motion to approve Resolution 2025-12, exonerating Tax Collector Dolores Long from responsibility for unpaid taxes, seconded by Ryan M. Groft. The motion was unanimously approved.*
4. **Resolution 2025-13: Exoneration of Residents Per Capita:** *Ronald L. Weidner made a motion to approve Resolution 2025-13, exonerating residents from unpaid per capita taxes, which will be turned over for collection, seconded by Jeremy P. Smith. The motion was unanimously approved.*
5. **Request for Stone Bids:** The Board discussed issuing bids for various stone materials for township road maintenance. Bids will be opened at the next meeting. *Ronald L. Weidner made a motion to solicit bids for the necessary stone materials, seconded by Ryan M. Groft. The motion was unanimously approved.*
6. **State Police:** Monthly report is posted on the bulletin board.
7. **Northeast Adams Co. No. 32 FIRE:** Monthly report is posted on the bulletin board.
8. **United Hook & Ladder Co. No. 33:** Monthly report is posted on the bulletin board.
9. **Adams Regional EMS:** Monthly report is posted on the bulletin board.

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

- **Recommendation to Begin the Curative Amendment Process:** The Planning Commission recommended that the Board initiate the curative amendment process to review zoning ordinances for all four zoning districts. The Planning Commission recommended that the Board initiate the curative amendment process to review zoning ordinances for all four zoning districts. During public discussion, residents raised concerns about the timeline and impact of this process. Some residents felt it would take too long and divert attention from more immediate zoning concerns, while others expressed support for a broader zoning review. The general consensus was that the township should focus on commercial zoning first before considering a full review of all zoning districts. Residents who spoke on this matter included: Ryan Fox, Heidi Hartlaub, Betty Swann, Pat Faye, Harold Senter,

Approved 03/03/2025

Laurie Runk, PJ Sneeringer and Catalina Righter from Gettysburg Connection. After discussion, the Board agreed that a full curative amendment process was not the best approach at this time and that a focused review of commercial zoning would be more appropriate. *Ronald L. Weidner made a motion to reject the curative amendment process at this time, seconded by Jeremy P. Smith. **The motion was unanimously approved.***

- Recommendation to Review the Commercial Zoning District: The Board discussed the need for amendments to the commercial zoning ordinance, particularly regarding warehouse size restrictions, location, and regulations. The Planning Commission may formalize recommendations at its February 18th meeting, after which the Board could begin the process of advertising for a public hearing. However, it was emphasized that zoning changes take time and cannot be done overnight. Megan Carper was instructed to contact Andrew Merkel to prepare recommendations for the Planning Commission's review. A traffic impact study related to a 700,000-square-foot development at Pennwood Products was also discussed, with clarification that existing applications must follow current zoning rules. Residents who spoke included Megan Fox, Ryan Fox, Heidi Hartlaub, Catalina Righter, Laurie Runk, and PJ Sneeringer. The Board encouraged residents to attend the February 18th Planning Commission meeting for continued discussion. *Ronald L. Weidner made a motion to initiate a review of the commercial zoning district for possible amendments, seconded by Jeremy P. Smith. **The motion was unanimously approved.***
-

COMMITTEES AND MEETING REPORTS:

1. East Berlin Area Community Center (EBACC) – Ryan M. Groft reported on the January 27th Board meeting. The capital campaign committee provided updates, and the executive board and Project 22 committee terminated their contract with The Dazza Group due to incomplete execution of the memorandum of understanding. Retail sales for November and December totaled \$24,352.45 and 192 volunteers contributed 17,013 hours in 2024. Upcoming events include a whole hog mall takeout on February 18th and a hog mall platter takeout on February 20th. The next Board meeting is February 24th.
2. Abbottstown Paradise Joint Sewer Authority (APJSA) – Kevin Moul reported on ongoing projects funded by a grant awarded in late 2024. The plant manager, Amy Perry, was introduced. A recent rate increase was discussed, with officials noting that a financial analysis showed the increase aligns with regional averages. Planned infrastructure improvements include upgrades to the lift station on Route 194 and Cherry Lane.
3. Emergency Management - Paul Minnich. No Report.
4. YATB Tax Board Reports - Jeremy P. Smith reported on the January 27th meeting, which included the completion of reorganization, with Jeremy P. Smith assigned to the Finance Committee. Distributions to members increased 3.2% in 2024, with total collections reaching \$329 million. The office received 8,404 visitors last year, and the annual audit will be completed for review in April. Some residents experienced issues filing local taxes using the new online system, prompting multiple troubleshooting attempts.
5. ACTCC Tax Board Reports – Jeremy P. Smith. The next meeting is scheduled for later in February.
6. Road Master's Report – Ronald L. Weidner reported recent snowstorms caused some difficulties in road maintenance, particularly with ice not melting in temperatures below 20 degrees. Some accidents occurred, but speed was identified as a contributing factor. Maintenance crews have been servicing equipment and recently repaired a tractor used for brush clearing, which will be in operation in the coming weeks.
7. East Berlin Area Joint Authority- Ronald L. Weidner reported on plans continue for expanding the wastewater treatment plant and extending sewer and water lines along Route 194. The project received \$1.75 million in state and county grants, but officials are uncertain if funds will cover the full extension to Weis Markets, as cost estimates have more than doubled in recent years. The next meeting is scheduled for Thursday night.

Engineer's Report – Chad Clabaugh, C.S. Davidson, Inc. reported on various projects:

- **Land Development & Parking Lots**: He discussed whether parking lots without buildings require land development approval. While they must comply with zoning and stormwater regulations, formal land development review may not be necessary. Clabaugh recommended the Board seek Solicitor Melissa Kelso's guidance on the matter.
- **Stormwater Management**: He reviewed the township's three-tier stormwater system, noting that small projects (under 10,000 sq. ft.) follow a simplified approach, while larger ones require formal Board approval. He also confirmed that stormwater agreements must be recorded with property deeds to ensure compliance.

Approved 03/03/2025

- Ongoing Projects:
 - Sheely (Woods Road) & Star (Winding Lane) stormwater agreements will be added for Board approval.
 - Pennwood Products (700,000 sq. ft.) remains under review, with approvals expected to take at least six months due to traffic impact studies and permitting delays.
 - Cross Keys Corridor Traffic Study identified major traffic concerns from warehouse developments. Clabaugh stated the study will help secure funding for improvements and may be posted publicly once finalized.
 - Old Mill Road Culvert: The permit was approved, but DEP required streambank stabilization to be handled separately. The Board will decide whether to move forward with that project.

Solicitor's Report – Melissa Kelso, Esq.: No additional report at this time.

Zoning Officer's Report – PMCA—James Graham. Ronald L. Weidner reported on the January 2024 report, which included five permits or exemptions issued, five new complaints handled, and five pending violations for the past month.

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:

- Harold Senter noted that the road sustained damage during the last snowstorm, possibly from a plow scraping off loose stones on Route 700 and Gun Club Road. The Board acknowledged the issue, stating that cold weather and packed snow made plowing challenging.

COMMENTS from the Board of Supervisors:

- **Ron** *"I expect to see all of you here in two weeks from tomorrow night. I hope to see most of you. Think about this stuff that you want to change and come in here and tell us your ideas. You know, I promise you we'll listen to you. I promise you we'll do everything we can. We'll at least take it into consideration. That's all I got to say. Thanks for coming."*
- **Jeremy:** *"Thanks, everybody, for coming out. Hope to see everybody at the Planning Commission as well, and we can continue this discussion. There's a lot of discussion to be had, I know. And that we can all keep an open mind, for or against. Let's come up with good ideas and let's move forward the best we can as a whole township for everybody's best interest."*
- **Ryan:** *"Thanks for coming out, and I think if we all put our heads together, we can come up with some kind of a solution that makes sense out there."*

Meeting Schedule

- Planning Commission Meeting: Tuesday, February 18, 2025, at 7:00 PM (Township Building)
- Board of Supervisors Meeting: Monday, March 3, 2025, at 7:00 PM (Township Building)

Adjournment: *Ronald L. Weidner made a motion to adjourn at 8:37 PM, seconded by Jeremy P. Smith. The motion was unanimously approved.*

Minutes were recorded and transcribed by

Megan Carper

Megan Carper

Secretary/Treasurer