

**HAMILTON TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES
FEBRUARY 5, 2024**

Call to Order: The meeting was called to order at 7:00 PM by Ronald L. Weidner. In attendance were Supervisors Ronald L. Weidner, Jeremy P. Smith, and Ryan M. Groft. Also, present were Solicitor Melissa Kelso, Chad Clabaugh, P.E., from C. S. Davidson, Inc., ESQ, Megan Carper, Secretary/Treasurer, and Roadmaster Don Blackburn.

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 amended with a second by Ronald L. Weidner. Motion was unanimously approved.*

APPROVAL OF MINUTES: Minutes of the reorganization meeting on January 2, 2024, were presented. *Upon review of the minutes from January 2, 2024, Jeremy P. Smith made a motion to approve the minutes as written with a second by Ronald L. Weidner. Motion was unanimously approved.*

Minutes of the regularly scheduled meeting on January 2, 2024, were presented. *Upon review of the minutes from January 2, 2024, Jeremy P. Smith made a motion to approve the minutes as written with a second by Ryan M. Groft. Motion was unanimously approved.*

PUBLIC COMMENTS: Ryan Fox raised concerns about the timing of a warehouse project hearing, noting its scheduling around Easter and the Orioles' opening day could potentially impact community turnout. He emphasized the importance of maximizing community participation and suggested looking into alternatives for rescheduling the hearing. It was clarified in the discussion that the authority to reschedule rests with the Zoning Hearing Board and that March 28th falls on a regularly scheduled date for such meetings within the township. Additionally, the conversation acknowledged a 60-day legal timeframe for holding the hearing, highlighting that a change in the meeting date would require a legitimate reason.

OLD BUSINESS: None reported.

NEW BUSINESS:

1. **Allocation of Remaining ARPA Funds for Seal Coating:** The board discussed allocating the remaining ARPA funds, amounting to \$27,582.30, for seal coating. This allocation is from the initial ARPA fund of approximately \$234,000 provided by the government. The motion was made to allocate these funds for township road improvements in the summer, ensuring all township residents benefit and compliance with federal requirements is met by the end of the year. *Ronald L. Weidner made a motion to allocate the rest of the ARPA funds for sealcoating for 2024 with a second by Jeremy P. Smith. The motion was unanimously approved.*
2. **Motion to approve exempting the Upper Conewago Church from paying rollback taxes to Hamilton Township:** The board addressed the purchase of land adjacent to the township property from a local church. An issue arose with rollback taxes due to the property's "clean and green" status, initially estimated at \$38,000. The county indicated willingness to waive these taxes, and the board moved to waive any township-owed rollback taxes, facilitating the purchase. This action is contingent on similar waivers from the school board and county. *Jeremy P. Smith made a motion to exempt the Upper Conewago Church from paying rollback taxes with a second by Ronald L. Weidner. Motion was unanimously approved.*
3. **Accept Heritage Lawn & Landscape 2024 proposal:** A proposal from Heritage Lawn and Landscaping for vegetation management, including tree spraying in summer and fall, was accepted. This service is necessary as no township employees are licensed for such work, and it helps maintain the guide rails and other areas from overgrowth. *Jeremy P. Smith made a motion to accept Heritage Landscaping's proposal with a second by Ryan M. Groft. Motion was unanimously approved.*
4. **Request for stone bids in the event vendors do not participate with Co-Stars:** The board discussed issuing a request for bids for stone from vendors not participating in the COSTARS program, which provides set pricing through state-approved vendors. This decision aims to potentially secure better pricing through competitive bidding, despite the convenience of COSTARS pricing. The types of stones to be bid include ballast, aggregate, clean stones, shot rock among others, reflecting the township's needs for road maintenance and improvement

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projects. *Ronald L. Weidner made a motion to proceed with issuing bids for stone with a second by Jeremy P. Smith. The motion was unanimously approved.*

5. State Police: The monthly report is available for review on the Township's bulletin board.
6. Northeast Adams Co. No. 32 FIRE: The monthly report can be found on the Township's bulletin board.
7. United Hook & Ladder Co. No. 33: No report provided.
8. Adams Regional EMS: The monthly report is posted on the Township's bulletin board for public viewing.
9. NOBPA, LLC Zoning Hearing: The hearing has been rescheduled to March 28, 2024.
10. Neff's Properties Zoning Hearing: Scheduled for February 13, 2024, at 7:00 PM in the Township building.

RECESS MEETING: 7:21 pm (Time)

MEETING WAS RECESSED AT 7:21 PM FOR THE PUBLIC HEARING OF THE ZONING AMENDMENT TO AP-RR ORDINANCE

1. ZONING AMENDMENT FOR Approval of the changes to the AP-RR Ordinance: AP-RR (Agricultural Preservation and Rural Residential) Ordinance was addressed with comprehensive input from Adams County Planning and CS Davidson and was thoroughly reviewed by the solicitor to ensure everything was appropriate for approval. No public comments were made. *By roll call, all members voted yes. The amendment passed by unanimous vote.*

PUBLIC MEETING ADJOURNED AT 7:22 PM

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

1. The Planning Commission recommends to the Board of Supervisors to conditionally approve the Herman/Klein property's Minor Subdivision, subject to meeting requirements from the Township Engineer and the Adams County Office of Planning & Development. Chad Clabaugh discussed the conditional approval for the Herman Cline property's minor subdivision, noting the need for a draft deed and uncertainty surrounding the property corners. Due to the absence of a draft deed, Chad recommended postponing approval. *Ronald L. Weidner made a motion to table this plan with a second by Jeremy P. Smith. Motion was unanimously approved.*

COMMITTEES AND MEETING REPORTS

1. East Berlin Area Community Center (EBACC) – Ryan Groft attended an EBACC board meeting on 1/22/24 and toured the facility, during which he was appointed as a representative from Hamilton Township. The Project 22 steering committee reported receiving a \$100,000 check from Reading Township and a \$100,000 check from the Glatfelter Insurance Foundation. Furthermore, the board decided to engage GMS Funding Solutions for assistance with their Redevelopment Assistance Capital Program (RACP) grant of \$750,000. In 2023, a remarkable contribution of 14,915.75 hours was made by 2,670 volunteers. Upcoming events include a Red Cross Blood Drive on February 8th, the Spring Fling Shoppe from February 22nd-24th, and a Shredding Event on May 11th. Additionally, it was noted that Hog Maw Fundraising Orders are due by February 13th, with the next board meeting set for February 26th.
2. Abbottstown Paradise Joint Sewer Authority (APJSA) – Kevin Moul. No Report.
3. Emergency Management - Paul Minnich. No Report.
4. YATB Tax Board Reports - Jeremy P. Smith. At the YATB meeting on January 29, Jeremy Smith was nominated for the finance committee. The board completed its reorganization and reported a 4% increase in EIT collections for 2023 compared to the previous year. The 2023 Operating Fund showed a total income of \$8.137 million against total expenses of \$5.006 million, resulting in a net operating income of \$3.131 million.
5. ACTCC Tax Board Reports – Jeremy P. Smith. The February meeting was canceled. The next meeting is April 2024.

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6. Road Master's Report – Don Blackburn. The Roadmaster's report provided an overview of the township's road maintenance activities and plans. During the first snowstorm of the year, supervisors assisted in snow plowing operations, offering firsthand experience of the road conditions and the quick response needed. The report outlined ongoing and upcoming maintenance tasks including brush cutting, crack sealing above 50 degrees to prepare for spring and summer, pothole repairs exacerbated by the snow, and replacing old, non-readable road signs. Maintenance on tractors and other equipment to ready them for springtime was also mentioned, emphasizing the township's proactive approach to road and equipment maintenance.

7. COG Report – No Report.

8. East Berlin Area Joint Authority- Ron Weidner. The upcoming meeting is scheduled for this Thursday night. The East Berlin Area Joint Authority has been awarded a grant of approximately one million dollars, contributed jointly by the state and Adams County, aimed at supporting sewer upgrade and extension projects. Detailed plans for the utilization of these funds have not been disclosed, with further information expected to be provided following Thursday's meeting.

Engineer's Report – Chad Clabaugh; Township Engineer, from C.S. Davidson, Inc. presented an updated engineering report:

- **Herman and Klein Subdivision:** CSD reviewed the plan prepared by SLS & Geomatics, dated 11-25-2023, and issued a letter dated 01-15-2024 with 4 comments. A revised plan dated 1-18-2024 has been submitted for review. CSD will provide a review of this plan for discussion and potential conditional approval at the February 5 Supervisors Meeting.
- **New Oxford Logistics:** A revised traffic impact scoping application was submitted on 1/24/2024 which is under review. It is anticipated that the traffic impact scoping for this project will be impacted by the Cross Keys Corridor Study reported below.
- **Royal Farms:** It is anticipated that the traffic impact scoping for this project will be impacted by the Cross Keys Corridor Study reported below.
- **Redding Property:** The engineer inquired about any plans for a hotel or storage facility project, questioning if there were updates or submissions related to these developments. It was clarified that no further plans are anticipated from Redding, as they seek to withdraw their escrow funds.
- **Pine Run Park Phase III:** Several conversations on this development over the past month pointed to the potential for connecting this development to York Water. CSD made an inquiry into the schedule for this as well as the schedule for building dwelling units.

Solicitor's Report – The solicitor mentioned that there were no additional items to discuss beyond those already addressed in the meeting.

Zoning Officer's Report – PMCA—James Graham. Ronald L. Weidner read the January 2023 report which covered 3 permits, 1 complaint, 3 pending violations, and 2 upcoming Zoning Hearings.

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

PUBLIC COMMENTS:

Dorry Long: Dorry inquired about any upcoming maintenance plans for Protectory Rd, noting its condition and the difference in upkeep compared to nearby areas. She expressed interest in understanding if there were plans to enhance the road's condition, especially addressing potholes, while acknowledging the potential for speed-related concerns. The discussion highlighted the township's consideration of road maintenance within the broader context of community safety and infrastructure management.

Donna Vacek: Donna piggybacked on a previous comment regarding road maintenance, emphasizing that regardless of the number of residents affected, all are taxpayers and deserve consideration. The conversation also acknowledged broader concerns about potential speeding issues following road improvements, emphasizing the need to balance infrastructure maintenance with safety considerations for the community.

Ryan Fox: Towards the end of the meeting, Ryan Fox expressed concerns about the traffic study, specifically questioning the timing and methodology given recent weather conditions. He noted the presence of strips across the roads, querying if

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they were part of a traffic study, and how weather conditions, like snow and school closures leading to virtual days, might have skewed the data. Fox highlighted the potential impact of such skewing on the study's accuracy, especially since unusual traffic patterns during the data collection period could misrepresent normal traffic flow. In response, the Township Engineer added that the traffic study possibly overlooked significant traffic contributions from local businesses such as McDonald's and Sheetz. Chad clarified that the consultant conducting the study was doing so on behalf of the three townships, emphasizing the townships' involvement and interest in ensuring the study accurately captures typical traffic conditions to guide informed decision-making.

COMMENTS from the Board of Supervisors:

Ron: Thank you all for coming out. I hope you all had a good start to the year, well, considering we didn't have too many holidays in January. Groundhog's Day is next, and then Valentine's Day. Hope to see you next month.

Jeremy: Thanks everybody for coming out. Thanks to our road crew and letting me spend some time with you out there for a while. You guys had a busy stretch there for a few weeks and did well.

Ryan: Thanks for coming out and being involved. Thank you for letting me ride along.

Meeting Schedule

Planning Commission, Tuesday, February 20, 2024 @ 7:00 p.m.

Board of Supervisors Meeting, Monday, March 4, 2024, @ 7:00 p.m.

Adjournment: *Having nothing further to discuss, a Motion to adjourn was made at 8:00 PM by Ronald L. Weidner with a second by Jeremy P. Smith. The vote was unanimous to adjourn.*

Minutes were recorded and transcribed by

Megan Carper
Secretary/Treasurer