

Approved 12/16/25

**HAMILTON TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting Minutes**  
**11/18/2025**

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

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

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

**ADOPTION OF THE AGENDA PER ACT 65:** *Motion by Ira Bitner to adopt the agenda as written, seconded by Ronald L. Weidner. **The motion carried unanimously.***

**APPROVAL OF MINUTES:** *Motion by Ronald L. Weidner to approve the minutes of the October 21, 2025 Planning Commission meeting as written, seconded by Ira Bitner. **The motion carried unanimously.***

**NEW BUSINESS:**

**Paradise/Hamilton Township Subdivision (Franklin N. LeCrone III)** – The Commission reviewed the minor subdivision affecting a small portion within Hamilton Township. No technical concerns were identified; the subdivision is primarily within Paradise Township. *Motion by Mel Lebo to recommend forwarding the Paradise/Hamilton Township Subdivision Plan to the Board of Supervisors for acknowledgment and signature, seconded by Ira Bitner. **The motion carried unanimously.***

**OLD BUSINESS:**

**Meadowbrook – Sketch Plan Discussion (Forest Drive & Rt. 94):** The applicant presented a sketch for RV storage with an RV wash bay. Discussion included zoning compliance, access locations, stormwater feasibility, and whether traffic thresholds would trigger a future Traffic Impact Study. It was noted this is conceptual only, and formal land development review will be required. *Motion by Ira Bitner to table the Meadowbrook Sketch Plan discussion, seconded by Ronald L. Weidner. **The motion carried unanimously.***

**Redding Rentals – Athletic Complex:** Updates were provided on the completed PennDOT scoping meeting. A full Traffic Impact Assessment will be required. The Commission briefly discussed the anticipated traffic volumes and PennDOT’s upcoming review. *Motion by Christine Myers to recommend that the Board of Supervisors forward the Township Engineer’s September 15, 2025 traffic scoping comments to PennDOT for their consideration, seconded by Ira Bitner. **The motion carried unanimously.***

**Pennwood Products:** No new submissions were received. PennDOT provided additional comments related to traffic circulation and access management; these were reviewed briefly. *Motion by Ira Bitner to table the Pennwood Products discussion, seconded by Ronald L. Weidner. **The motion carried unanimously.***

**Esh Subdivision Plan:** *Motion by Ronald L. Weidner to recommend conditional approve of the Esh Subdivision Plan pending completion of the Township Engineer’s and Adams County’s review, seconded by Ira Bitner. **The motion carried unanimously.***

**Final Grade Land Development Plan:** The applicant provided an update and confirmed that PennDOT HOP reviews and certain utility coordination items remain outstanding. *Motion by Ira Bitner to table the Final Grade Land Development Plan, seconded by Ronald L. Weidner. **The motion carried unanimously.***

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**Highway Classification Map:** *Motion by Ira Bitner to table this discussion, seconded by Ronald L. Weidner. The motion carried unanimously.*

**Land Development Definition:** No new drafts were reviewed. The Commission agreed to revisit the concept at a later date. *Motion by Christine Myers to table the Land Development Definition discussion, seconded by Ronald L. Weidner. The motion carried unanimously.*

**OTHER BUSINESS:**

**Parking Lots – One-Way Directional Travel:** It was noted recent zoning hearings highlighted inconsistencies in how one-way drive aisles in parking lots are interpreted. The Commission agreed that this warrants a focused ordinance review at a future meeting. *Motion by Ronald L. Weidner to table this discussion, seconded by Ira Bitner. The motion carried unanimously.*

**Long-Term Visionary Planning:** No discussion at this time.

**TOWNSHIP ENGINEER COMMENTS:** The Township Engineer reported that Cashman’s engineer is actively revising stormwater information in response to earlier review comments. Updated materials are expected, and no action can be taken until the revised submission is received.

**ACOPD COMMENTS:** The County Planner had no additional comments at this time.

**ZONING OFFICER COMMENTS:** The Zoning Officer had no additional comments at this time.

**TOWNSHIP SUPERVISOR COMMENTS:** The Supervisors had no additional comments at this time.

**MEMBERS’ COMMENTS:** Christine Myers asked whether the Planning Commission should continue discussing the Cross Keys Corridor Traffic Study and how its recommendations should factor into future planning decisions.

**PUBLIC COMMENTS:** Jack Powell asked for an update on the K-Hill Subdivision. The Commission noted that no new materials have been submitted, and the plan is not ready for review.

**ADJOURNMENT:** *Motion by Ronald L. Weidner to adjourn the meeting at 8:47 PM, seconded by Ira Bitner. The motion carried unanimously.*

Respectfully submitted,

Megan Carper  
Secretary/Treasurer