

Approved 11/18/25

**HAMILTON TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting Minutes**  
**10/21/2025**

**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 September 16, 2025 Planning Commission meeting as written, seconded by Ira Bitner. **The motion carried unanimously.***

**NEW BUSINESS:**

**Meadowbrook – Sketch Plan Discussion (Forest Drive & Rt. 94):** The Commission reviewed the sketch plan proposing indoor and outdoor RV storage with an associated wash bay. An overview of the concept plan was provided, noting that it remains in the early discussion phase. Comments focused on site layout, traffic access points, and stormwater management considerations. *Motion by Ira Bitner to accept the sketch plan for discussion, seconded by Ronald L. Weidner. **The motion carried unanimously.***

**OLD BUSINESS:**

**Redding Rentals – Athletic Complex:** No new submissions were received. The Traffic Impact Study scoping review remains pending PennDOT feedback. *Motion by Ronald L. Weidner to table the Redding Rentals Athletic Complex discussion, seconded by Ira Bitner. **The motion carried unanimously.***

**Pennwood Products:** No new updates. *Motion by Ira Bitner to table the Pennwood Products discussion, seconded by Ronald L. Weidner. **The motion carried unanimously.***

**Esh Subdivision Plan:** The Township Engineer and Adams County Planning continue to review the revised plan. *Motion by Ronald L. Weidner to table the Esh Subdivision Plan pending completion of the Township Engineer's and County's review, seconded by Christine Myers. **The motion carried unanimously.***

**Final Grade Land Development Plan:** No new plans were received. The Township Engineer indicated he is awaiting the next revision addressing outstanding technical comments. *Motion by Ira Bitner to table the Final Grade Land Development Plan, seconded by Lela Reichart. **The motion carried unanimously.***

Approved 11/18/25

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

**Land Development Definition:** *Motion by Ronald L. Weidner to table the Land Development Definition discussion, seconded by Ira Bitner. The motion carried unanimously.*

**OTHER BUSINESS:**

**Parking Lots – One-Way Directional Travel:**

There was discussion regarding consistency in the Township’s approach to parking lot layout requirements. It was recommended that the ordinance language be reviewed to clarify provisions for one-way directional travel lanes. The Commission agreed this should be examined in coordination with the Zoning Officer 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:**

Member Lela Reichart presented an outline of long-term visionary planning goals for the Township’s future development and land use priorities. The Commission discussed the potential for a comprehensive review of zoning districts and growth corridors, with discussion to be continued at future meetings.

**TOWNSHIP ENGINEER COMMENTS:** The Township Engineer had no additional comments at this time.

**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:** Supervisor Jeremy P. Smith thanked Lela for initiating the discussion, noting that long-term planning is important and that reviewing the Township’s major corridors may be a good starting point.

**MEMBERS’ COMMENTS:** There were no additional comments at this time.

**PUBLIC COMMENTS:** Loy Elliott and John Schlaline, members of the East Berlin Planning Commission, shared comments on corridor-based development and farmland preservation. They encouraged the Commission to consider the economic and agricultural value of local farmland and its role in supporting regional food systems when evaluating future land use decisions. They shared concerns regarding the Pennwood Products expansion and related regional traffic impacts.

**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