

6/16/26

HAMILTON TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes

April 21, 2026

CALL TO ORDER: The regular meeting of the Hamilton Township Planning Commission was called to order at 7:00 p.m. by Chairman Mel Lebo.

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

ALSO PRESENT: James Graham, Zoning Officer; Chad Clabaugh, Township Engineer; and Andrew Merkel, Adams County Office of Planning & Development (ACOPD).

ADOPTION OF THE AGENDA PER ACT 65: *Motion by Ronald L. Weidner to adopt the agenda per Act 65, seconded by Ira Bitner. The motion was unanimously approved.*

MINUTES OF MARCH 16, 2026 MEETING, AND ACTION THEREON: *Motion by Ira Bitner to approve the minutes of the March 16, 2026 Planning Commission meeting as presented, seconded by Ronald L. Weidner. The motion was unanimously approved.*

NEW BUSINESS: No new business was presented.

OLD BUSINESS

ELI ESH / BENUEL ESH SUBDIVISION: The Commission reviewed the Eli Esh / Benuel Esh Subdivision plan. Chad reviewed the updated plan and noted that stormwater management items remain under review. It was discussed that the subdivision is dependent upon conveyance of Lots 1 and 2. Concerns were also raised regarding driveway access locations and ordinance requirements. *Motion by Christine Myers to table the plan for further review, seconded by Ira Bitner. The motion was unanimously approved.*

H & H GENERAL EXCAVATION FINAL MINOR REVERSE SUBDIVISION PLAN: The Commission reviewed the H & H General Excavation Final Minor Reverse Subdivision Plan. Chad Clabaugh reported that only minor outstanding engineering comments remained. Andrew Merkel, ACOPD, reported no additional comments. *Motion by Ira Bitner to recommend conditional approval of the plan to the Board of Supervisors subject to satisfaction of the remaining engineering comments, seconded by Ronald L. Weidner. The motion was unanimously approved.*

PENNWOOD PRODUCTS: The Commission continued discussion regarding the Pennwood Products plan and reviewed traffic concerns associated with access configurations and long-term roadway planning. Discussion included the proposed PennDOT configuration, roundabout and roadway alignment considerations, and future development impacts. Members discussed concerns regarding the proposed dual roundabout concept and the need to evaluate future traffic volumes and site capacity. It was further agreed that Chad would prepare correspondence to PennDOT regarding the Commission's concerns and potential alternatives. *Motion by Ronald L. Weidner to table further discussion pending additional information and coordination with PennDOT, seconded by Ira Bitner. The motion was unanimously approved.*

HIGHWAY CLASSIFICATION MAP: Chad reported that revisions to the Highway Classification Map are progressing and additional review is needed. *Motion by Ira Bitner to table the discussion, seconded by Ronald L. Weidner. The motion was unanimously approved.*

6/16/26

LAND DEVELOPMENT DEFINITION: The Commission reviewed proposed revisions to the Land Development Definition language. Chad reviewed written changes and formatting revisions, including updates to percentages and terminology. *Motion by Christine Myers to recommend forwarding the revised language to the Board of Supervisors for further consideration, seconded by Lela Reichart. The motion was unanimously approved.*

ZONING ORDINANCE – ORGANIZATION OF PERFORMANCE STANDARDS: The Commission discussed potential reorganization of performance standards within the Zoning Ordinance. Discussion included combining overlapping standards and simplifying the format for clarity and administration. *Motion by Ronald L. Weidner to table the discussion pending additional review, seconded by Ira Bitner. The motion was unanimously approved.*

PA 94 CORRIDOR IMPROVEMENT STUDY DISCUSSION: Discussion was held regarding the PA 94 Corridor Improvement Study and the need for proactive planning along the corridor. It was suggested that an ad hoc committee be formed to discuss future transportation improvements and related planning efforts. Commission members discussed the importance of long-term planning and increased coordination with Township staff and outside agencies. No formal action was taken.

COMMENTS

TOWNSHIP ENGINEER COMMENTS: No comments.

ACOPD COMMENTS: No comments.

ZONING OFFICER COMMENTS: No comments.

TOWNSHIP SUPERVISOR COMMENTS: No comments.

MEMBERS' COMMENTS: Mel Lebo mentioned the importance of future planning needs and long-term traffic impacts within the Township.

PUBLIC COMMENT: A resident suggested consideration of one-way or right-turn-only access at Beaver Street.

ADJOURNMENT: Motion by Ronald L. Weidner to adjourn the meeting, seconded by Ira Bitner. The motion was unanimously approved. The meeting adjourned at 9:30 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Megan Carper', with a long horizontal flourish extending to the right.

Megan Carper
Secretary/Treasurer