

## HAMILTON TOWNSHIP PLANNING COMMISSION

### Regular Meeting Minutes

June 16, 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; Andrew Merkel, Adams County Office of Planning & Development (ACOPD); and Megan Carper, Secretary/Treasurer.

**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 APRIL 21, 2026 MEETING, AND ACTION THEREON:** *Motion by Ira Bitner to approve the minutes of the April 21, 2026 Planning Commission meeting, seconded by Ronald L. Weidner. The motion was unanimously approved.*

### NEW BUSINESS:

#### ESH STORMWATER MANAGEMENT PLAN

The status of the Eli Esh Stormwater Management Plan was reviewed. It was reported that the plan has been approved administratively and the remaining Operation and Maintenance Agreement is ready to proceed to the Board of Supervisors. *Motion by Ronald L. Weidner to table the Stormwater Management Plan, seconded by Ira Bitner. The motion was unanimously approved.*

### OLD BUSINESS:

#### ELI ESH / BENUEL ESH SUBDIVISION

The Commission reviewed the Eli Esh / Benuel Esh Subdivision. The outstanding mortgage lien affecting the previously approved Stevie Esh subdivision and its impact on the current subdivision proposal were discussed. The Commission also discussed allowing the Planning Module to proceed while the remaining subdivision matters continue to be resolved. *Motion by Ronald L. Weidner to recommend approval of the Planning Module Resolution to the Board of Supervisors, seconded by Ira Bitner. The motion was unanimously approved. A second motion by Christine Myers to table the subdivision for further review, seconded by Ira Bitner. The motion was unanimously approved.*

#### PENNWOOD PRODUCTS

The Commission reviewed the revised Transportation Impact Study and the Township Engineer's draft comment letter. Discussion included PennDOT comments, future Route 194 corridor planning, access management, and roadway improvements associated with future development. *Motion by Ira Bitner to recommend the Board of Supervisors approve submission of the Township Engineer's comment letter to PennDOT, seconded by Mel Lebo. The motion was unanimously approved. A second motion by Ronald L. Weidner to table further discussion pending additional information, seconded by Ira Bitner. The motion was unanimously approved.*

## **HIGHWAY CLASSIFICATION MAP**

The Commission reviewed the status of the Highway Classification Map. Additional revisions are needed before forwarding the final map to the County. *Motion by Ira Bitner to table the matter, seconded by Ronald L. Weidner. The motion was unanimously approved.*

## **ZONING ORDINANCE – ORGANIZATION OF PERFORMANCE STANDARDS**

No updates were presented. *Motion by Ronald L. Weidner to table the discussion pending additional review, seconded by Ira Bitner. The motion was unanimously approved.*

## **SIGN ORDINANCE REVIEW**

The Commission reviewed the Township Sign Ordinance and discussed the need to update portions of the ordinance to reflect current case law. *Motion by Mel Lebo to recommend the Board of Supervisors authorize Township staff, ACOPD, the Township Engineer, the Solicitor, and other advisors to review the Sign Ordinance and prepare draft amendments, seconded by Ira Bitner. The motion was unanimously approved.*

## **3RD GENERATION ENTERPRISES, LLC – VEHICLE WASHING FACILITY**

The Commission discussed the upcoming Zoning Hearing Board application for the proposed vehicle washing facility. Discussion included traffic, access, public safety concerns, and the need for additional information regarding roadway improvements and traffic impacts. *Motion by Mel Lebo to direct the Zoning Officer to advise the Zoning Hearing Board that the Planning Commission has concerns regarding the potential traffic, access, and public safety impacts of the proposed use and believes there is insufficient information regarding roadway, access, and traffic improvements that may be necessary to address those impacts, including the results of any traffic analysis and agency review, seconded by Ira Bitner. The motion carried 4-1, with Christine Myers abstaining.*

## **PA 94 CORRIDOR IMPROVEMENT STUDY DISCUSSION**

The Commission discussed future transportation planning efforts along the PA 94 corridor, including roadway improvements, access management, and future development. Chairman Mel Lebo requested Commission members consider the structure and membership of a future corridor planning committee for discussion at the July meeting. No formal action was taken.

## **COMMENTS**

**TOWNSHIP ENGINEER COMMENTS:** No additional comments.

**ACOPD COMMENTS:** Andrew Merkel provided a brief update regarding proposed state legislation affecting planning and zoning.

**ZONING OFFICER COMMENTS:** No comments.

**TOWNSHIP SUPERVISOR COMMENTS:** No comments.

**MEMBERS' COMMENTS:** No comments.

**PUBLIC COMMENT:** No comments.

Approved 7/21/26

**ADJOURNMENT**

*Motion by Ronald L. Weidner to adjourn the meeting at 9:25pm, seconded by Ira Bitner. The motion was unanimously approved.*

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