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## Hamilton Township Planning Commission

Regular Meeting Minutes  
2/15/2022

Meeting was called to order at 7:05 PM by Chair Mel Lebo.

Members Present: Ira Bitner, Mel Lebo, Christine Myers, Lela Reichart, Ronald L. Weidner, Alternate Susie Kaiser.

Also Present: Assistant Secretary Jessica Baim, Chad Clabaugh P.E., of C.S. Davidson, Inc., and Andrew Merkel of ACOPD.

Motion to adopt the agenda as presented: Mel Lebo presented the agenda to the Planning Commission and asked if there were any questions or concerns. *Ronald L. Weidner made a motion to approve the current agenda with a second by Ira Bitner. Motion carried unanimously.*

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### **Re-Organization:**

*A motion was made by Ronald L. Weidner to have Mel Lebo as Chairman with Ira Bitner as Vice Chairman with a second made by Christine Myers. Motion carried unanimously.*

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### Minutes:

The minutes dated 12/21/2021 for the regular meeting, were presented for approval. *A motion to approve was made by Lela Reichart with a second made by Ronald L. Weidner. Motion carried unanimously.*

### New Business:

- A. Jeremy & Jayme King Subdivision- Jeremy King presented their plan to subdivide two-two acre lots from a current lot on 700 Road within Hamilton Township. Chad Clabaugh P.E., of C.S. Davidson questioned if the property was perked. Jeremy King confirmed that Tim Wargo was out and there were two perks per site, four total. Chad Clabaugh P.E., of C.S. Davidson questioned if this property was in Clean and Green? There is a rule that the property can be subdivided but can only sell one lot per year or the taxes would roll back to be paid out. *Motion to accept the plans for review was made by Ronald L. Weidner with a second made by Ira Bitner. Motion carried unanimously.*
  
- B. Estate Lot Review- Mel Lebo reviewed that Stephanie Egger had started to pull out Estate Lot information and they decided to hold off till a discussion was had with Chad Clabaugh P.E., of C.S. Davidson and Andrew Markel of ACOPD to see how other Townships are handling this and the language being used. Andrew Merkel of ACOPD informed depends on what the Township wants to accomplish with that AP district. The purpose of this district was for preserving agriculture with a lot size restriction. The purpose of light green (Rural Residential) is less on preserving farming more on preserving open space. Chad Clabaugh P.E., of C.S. Davidson

APPROVED

reviewed why this was on the agenda based on the lot sizes, the “bubble” which can be any shape for the 1.5 acre living space and having to go to the Zoning Hearing Board. Does the restrictions or language need re-worded per the Township interests? Andrew Merkel of ACOPD reviews 21 Townships plans, ACOPD sees a lot of plans showing Agriculture Lot term to avoid the Township Ordinance standards. Andrew Merkel of ACOPD for an enforcement effort it must be documented what the agriculture use will be. Todd Grim expressed that he feels that an estate lot should be a two-acre living space and confirmed with Mel Lebo that he felt the same. Jeremy King expressed his opinion over the clean and green versus agricultural lot and should match clean and green standards for two acres. Chad Clabaugh P.E, of C.S. Davidson reviewed the Estate Lot provisions. Discussions occurred with Agricultural lot and Estate lots having amended language and what to include in each type. Andrew Merkel of ACOPD will pull other templates to review and provide at the March Planning Commission meeting. Andrew Merkel of ACOPD will provide a list of clean up lists to include some current standards that need consolidated into one place. Andrew Merkel of ACOPD informed that the word choice of Cluster Residential needs removed from section 150.98 for example. *A motion to table till next month was made by Ira Bitner with a second made by Ronald L. Weidner. Motion carried unanimously.*

Old Business:

- A. Pine Run Phase III- No Representative present. Chad Clabaugh P.E., of C.S. Davidson informed Pine Run is currently working on obtaining the HOP from PennDot. *A motion was made by Ronald L. Weidner to table till next month with a second made by Ira Bitner. Motion carried unanimously.*
- B. Lighting- Andrew Merkel of ACOPD informed nothing to report. *A motion to table till next month was made by Christine Myers with a second made by Ira Bitner. Motion carried unanimously.*
- C. HOA: Andrew Merkel of ACOPD informed he will pull the language used by other townships and provide next month. *A motion to table till next month was made by Ronald L. Weidner with a second made by Ira Bitner. Motion carried unanimously.*

New Ordinance/Amendment Status: Mel Lebo reviewed there was nothing new added to the status chart.

Pending Review: None

Ordinance Tracking Sheet: Nothing new to report.

Adams County Planning & Development Comments: Andrew Merkel of ACOPD reminded everyone of the Public Hearing for the Eisenhower Drive Exchange occurring February 23, 2022, at SAVES starting at 6:00pm. For details of the route to check the website: EisenhowerDriveExtension.com. Ronald L. Weidner informed he read about this in the Gettysburg Times Newspaper there will be time limits with public comments of two hours with five minutes per each comment. Lela Reichart asked about the survey from ACTPO to Andrew Merkel. Andrew Merkel of ACOPD informed they received 350 some responses from the whole County. ACTPO is currently writing up the plan and will be having another review session with each Township during adoption. The deadline from the Federal Government to have this done is July 2022. Mel Lebo asked Andrew Merkel about the information on population growth for the County which reflects about 840 people over a period of 2022-2045. Ronald L. Weidner asked about the current population of Hamilton Township and Mel Lebo informed he will provide that information to him. Andrew Merkel of ACOPD informed he did not but will review they are compiling off the last census and other factors as building permit pulled from the courthouse. There are

APPROVED

challenges as permits pulled are not always completed within a certain period and other factors as house inflation can throw off the numbers.

Township Engineer's Comments: Chad Clabaugh P.E., of C.S. Davidson

Township Supervisors Comment: None

Members Comments: Jessica Baim informed for purpose of the minutes just wanted to review the January 2022 was cancelled. Lela Reichart suggested that a yearly recap be done on Hamilton Township growth or permits that have come through the Township at the beginning of each year. Jessica Baim reviewed and suggested that each month the number of permits and the types are reviewed at the Board of Supervisors meeting, that the Planning Commission could pull from that source.

Public Comments: None

Zoning Officer: None

*A motion was made by Christine Myers to adjourn the meeting at 8:23 PM; with a second by Ronald L. Weidner. **Motion carried unanimously.***

Respectfully submitted

Jessica Baim  
Assistant Secretary