

APPROVED

Hamilton Township Planning Commission

Regular Meeting Minutes

12/21/2021

Meeting was called to order at 7:00 PM by Chair Mel Lebo.

Members Present: Ira Bitner, Mel Lebo, Christine Myers, Lela Reichart, Ronald L. Weidner, Alternates-Stephanie Egger and Susie Kaiser.

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

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. *Ira Bitner made a motion to approve the current agenda with the adjustment of the date to reflect 11/16/2021 for review of minutes, with a second by Christine Myers. Motion carried unanimously.*

Minutes:

The minutes dated 11/16/2021 for the regular meeting, were presented for approval. *A motion to approve was made by Ronald L. Weidner with a second made by Ira Bitner. Motion carried unanimously.*

Public Meeting:

- A. Wireless Communications- Mel Lebo stated the Solicitor has reviewed and submitted all changes. Mel Lebo reviewed the handout which indicated the revisions to Section 150-98 KK and KK 2b(setbacks). Mel Lebo asked if there were any questions or concerns from the audience and Commission. *A motion to forward to the Board of Supervisors for Public Hearing and recommendation to approve was made by Christine Myers with a second made by Ira Bitner. Motion carried unanimously.*
- B. Roadway Width Ordinance Update- Mel Lebo reviewed the handouts which reflects sections for amending. Ordinance No. 120-21. N; Residential versus non-residential, Section 120-36; traffic impact studies, Section 120-40; Public water and sewer requirements, and Section 120-41; fire hydrant and distribution. Mel Lebo asked if there were any questions or concerns from the audience and Commission. *A motion to forward to the Board of Supervisors for Public Hearing and recommendation for approval was made by Ira Bitner with second made by Christine Myers. Motion carried unanimously.*

Mel Lebo informed the Public Hearing will be part of the January 3, 2022, Board of Supervisors meeting.

New Business:

- A. Estate Lot Review- Mel Lebo requested Stephanie Egger pull from the Code about Estate Lots and Agriculture Lots. Stephanie Egger informed she will pull and provide for the January

APPROVED

meeting. Lela Reichart asked why Estate Lots are being reviewed? Chad Clabaugh P.E., of C.S. Davidson informed that based on the Ordinance requirements in the RR zoning has a maximum of five acres. Over five acres goes into an Estate Lot but that is by special exception. There are concerns over the lot size. The exceptions are in Section 150-98, during the land development phase, the plan would include a "bubble" where the living space area would be located. There is questions on if this "bubble" can that be moved within the plan? Estate lots should have 75% open land. Agriculture Lots only means that most of the property must be used for agriculture that the Township monitors. *A motion to table till next month was made by Lela Reichart with a second made by Ronald L. Weidner. Motion carried unanimously.*

Old Business:

- A. Pine Run Phase III- Chris Raubenstine from Hanover Land Services representing Pine Run Phase III reviewed a revised submitted plan. Jessica Baim put Pine Run Phase III plan on the big screen tv for everyone to review. Chris Raubenstine reviewed the plan is on the southern side of Pine Run Road, this is an expansion of the North side. This plan includes 31 units and some stormwater facilities. There are some parking areas throughout to service the development. There is private water and private sewer which are handled through Pine Run development. There are two points of entrance, and the western outlet is being reviewed with PennDOT due to sight distance concerns. The hump is being removed on the western outlet. Mel Lebo questioned if there will be any pedestrian crossing between the two sides and Chris Raubenstine informed no, they don't want to encourage pedestrians. Chad Clabaugh P.E., of C.S. Davidson reviewed that Pine Run Phase I and Phase II are completed, and he submitted a letter of release of security bond to Stephanie Egger. Stephanie Egger informed it was received and will be presented at the January Board of Supervisors meeting. Chad Clabaugh P.E., of C.S. Davidson reviewed a waiver/modification submitted for Pine Run Phase III. The waiver/modification involves Ordinance number 120-47-C (3): Soil and Ground cover requirements, this section requires vegetative screening of evergreen plantings be established along all street and property boundaries. The applicant requests that Hamilton Township approve this waiver/modification based on portions of the current property are encompassed by existing trees and forested areas that provide an existing buffer to adjoining properties. We request that the use of the existing trees and forested areas be utilized in lieu of cutting them down to replace them with new trees. In areas where this vegetation doesn't exist, the screening of evergreen trees is proposed. *A motion to recommend waiver/medication to the Board of Supervisors was made by Ira Bitner with a second made by Ronald L. Weidner. Motion carried unanimously.* Mel Lebo reviewed with Chad Clabaugh P.E., of C.S. Davidson that he reviewed that the trees currently there provide an adequate screen. Chad Clabaugh P.E., of C.S. Davidson reviewed the comment letter dated December 15, 2021, for Pine Run Phase III. Chad Clabaugh P.E., of C.S. Davidson informed Stephanie Egger for purpose of calculating the recreation fees there are 31 building lots and three open space lots. Chad Clabaugh P.E., of C.S. Davidson wants to suggest a narrower tree line along the trench drain on the south side of the plan. Chad Clabaugh P.E., of C.S. Davidson informed that the detour plan will be reviewed, and detour signs will guide people on state roadways versus Township roadways. Chad Clabaugh P.E., of C.S. Davidson is concerned over the water line that comes out of the well currently feeding the residents on the south side of the development, this water line will need to be avoided during construction. Chris Raubenstine suggested the line being located first and then the plans will be reviewed. Chad Clabaugh P.E., of C.S. Davidson suggested an abundance of

APPROVED

details on the plans that lists the review of water line being the first step with construction. The planning commission suggests more lighting is provided within the development especially on the two living dwellings in the round-about since lighting is located more at the properties versus at the intersections and sidewalks. Chris Raubenstein confirmed the Township has the O&M agreement, which Stephanie Egger informed the Township has not received an updated agreement that will need to be reviewed by the Township Engineer first. Chad Clabaugh P.E., of C.S. Davidson will review the agreement the Township currently has and inform if it is good to forward to Board of Supervisors to approve. *A motion was made by Ira Bitner to table till next month to answer the comments letter with a second made by Ronald L. Weidner. Motion carried unanimously.*

- B. Lighting- *A motion to table was made by Ronald L. Weidner with a second made by Ira Bitner. Motion carried unanimously.*
- C. HOA: *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 that Wireless Communication and Roadway Width Ordinance Update Public Hearing will occur at the January 2022 Board of Supervisors meeting.

Pending Review: None

Ordinance Tracking Sheet: Nothing new to report.

Adams County Planning & Development Comments: Representative not present. Nothing

Township Engineer's Comments: Chad Clabaugh P.E., of C.S. Davidson suggested adding Estate lots to the December agenda for review.

Township Supervisors Comment: None

Members Comments: None

Public Comments: None

Zoning Officer: None

A motion was made by Christine Myers to adjourn the meeting at 8:20 PM; with a second by Ira Bitner. Motion carried unanimously.

Respectfully submitted



Jessica Baim

Assistant Secretary