

APPROVED

## Hamilton Township Planning Commission

Regular Meeting Minutes

4/19/2022

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, Alternate Stephanie Egger.

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.*

### Minutes:

The minutes dated 3/15/2022 for the regular meeting, were presented for approval. *A motion to approve was made by Ira Bitner with a second made by Christine Myers. Motion carried unanimously.*

New Business: None

### Old Business:

- A. Pine Run Phase III- Chris Raubenstine from Group Hanover was present on behalf of Pine Run and reported Group Hanover has taken care of most of the comments from Chad Clabaugh P.E, of C.S. Davidson and are waiting on PennDOT for the HOP. There was a preconstruction meeting held on 4/19/2022. Chad Clabaugh P.E., of C.S. Davidson reviewed the outstanding comments from the letter dated 12/15/2021. The outstanding items are general comments: #3: per SALDO Section 120-47.H, recreation land and facilities must be provided in accordance with SALDO section 120-38. Section 120-38. B of the SALDO also allows a fee-in-lieu of recreation. The Applicant has indicated that they wish to peruse the fee-in-lieu of option. The Township provided the amount for this in 2019., Comment #6: A Highway Occupancy permit has been applied for and is under review by PennDOT. This should remain a condition until approval has been obtained., Stormwater management. Comment #2: Also, we've previously commented on the constructability of the cutoff trench in the same location as the existing waterline to the well. The designer stated that the depth of the water line is unknown and that impacts add a level of design efforts to the contractor with a potential of revisions onto the plans. Test pits could be done, a profile for the waterline could be provided, and the design could account for it now. The fact that this water line serves the entire phase I and II of the Pine Run Development should be taken into consideration. Also, electric to the well pump should be considered which may be in the same trench as the water line., and #3: Section 117-35 of the Stormwater Management Ordinance requires an Operations & Management Agreement to be signed and recorded prior to final plan approval and notarized seals and signatures. They would be conditions of approval if the Planning Commission wanted to forward to BOS. Mel Lebo asked Andrew Merkel of ACOPD if anything on his end would prevent from moving forward. Andrew Merkel of ACOPD informed nothing on his end. Chris Raubenstine from Group Hanover

APPROVED

informed that the hump on Pine Run Road will not be corrected till the full construction is done. *Ira Bitner made a motion for a conditional approval based on items general comments #3 and #6 as well as Stormwater comments #2 and #3 and notarized seals and signatures were done.* Jessica Baim brought up that about latest Resolution, since the park and recreation fee is still outstanding it should be held. Stephanie Egger referenced that there were several outstanding comments and should not be brought to the BOS with all these items. *Ira Bitner rescinded the motion and Ronald L. Weidner made a motion to table with a second made by Ira Bitner.* **Motion carried unanimously.** Ira Bitner thanked Stephanie Egger for reminding them of this. Chris Raubenstine requested a copy of the Resolution for his employer. Jessica Baim confirmed it was ok to send the resolution via email.

- B. Jeremy & Jayme King Subdivision: Chad Clabaugh P.E., of C.S. Davidson reviewed there was several items outstanding. Comments #3: Section 120-14. A (35) requires one of the new property corners for each new lot to be a concrete monument. Note 4 on the title sheet will need to be revised accordingly. Please show and label the locations of proposed monuments on the plan. All corners will need to either set or financial security posted prior to approval. Additionally, we recommend that one of the required monuments be given an elevation and serve as the benchmark for the future development of the parcel as required by the Pennsylvania Department of Environmental Protection., #4: Section 120-14. B (2) requires a planning module for land development be provided as required by the Pennsylvania Department of Environmental Protection. Jeremy King questioned who has not signed the planning module and Stephanie Egger informed no one yet which includes the Township's SEO. Comment #7: New Oxford is reviewing the subdivision requirements, and #8 for notarized seals and signatures. Chad Clabaugh P.E., of C.S. Davidson recommended having New Oxford sign off on the plans first and then bring the signed plans to Hamilton Township would be best. Jeremy King asked how many copies of the plan? Scott Weaver informed he will need to provide five then whatever New Oxford needs. Mel Lebo confirmed with Andrew Merkel that the plan was good with County. *A motion to table till comments are addressed was made by Ronald L. Weidner with a second made by Ira Bitner.* **Motion carried unanimously.**
- C. Rob & Dana Taylor Winding Lane Review: Chad Clabaugh P.E., of C.S. Davidson did receive approval to perform the roadway study and sent an email to the Taylor's informing of this. Chad Clabaugh P.E., of C.S. Davidson is hoping to complete the roadway study within next few weeks and have ready for May Planning Commission meeting to discuss. *A motion to table was made by Ronald L. Weidner with a second by Ira Bitner.* **Motion carried unanimously.**
- D. Lighting- Andrew Merkel of ACOPD stated nothing to report. *A motion to table till next month was made by Ira Bitner with a second made by Ronald L. Weidner.* **Motion carried unanimously.**
- E. HOA: Andrew Merkel of ACOPD presented a revised copy of Section 120-42, Section 120-6, and wording updates to Sections: 3106, 5106, 5102, 5103, and 5202. Andrew Merkel of ACOPD informed that first line should indicate 12 or more dwelling units. Number 13 was expanded to every six months. Mel Lebo indicated there was several spacing errors under Section 120-42. B (1), (3), (4), (7), (9). Stephanie Egger informed there was two other locations of spacing errors in Section 120-42. B (3). Stephanie Egger made a request to have number 13 changed to every three months to help keep record keeping easier. Mel Lebo agreed to the change of every three months for reporting financial reports to the Board of Supervisors. Andrew Merkel of ACOPD indicated he will provide corrected copy to the Township by Thursday. *A motion was made by*

APPROVED

*Ronald L. Weidner to recommend to the Board of Supervisors the addition of Section 120-6 and replacement of Section 120-42 with a second made by Ira Bitner. Motion carried unanimously.*

- F. Lot Change for Township building: Mel Lebo reminded everyone of the rezoning that was started in March 2021, rezoning due to a wireless tower. Three lots need rezoned from RR to AP. The reason the holdup was a discussion about buying one of the neighboring properties which never happened. This involves three parcels: # 17L09-0007-000, # 17L09-0005-000, and # 17L08-0007-000. *A motion was made to recommend to the Board of Supervisors to advertise, public meeting and public hearing made by Ira Bitner with a second made by Christine Myers. Motion carried unanimously.*
- G. Estate Lot Review: Mel Lebo informed Andrew Merkel of ACOPD he was lost by all the changes of language for Estate lot. Mel Lebo agreed with Ronald L. Weidner on prior Planning Commission meeting to keep the Township rural. Mel Lebo questioned why the Township should have estate lots? Mel Lebo asked for worst case scenario on Estate lots were not in the Township how it would affect the Township. Andrew Merkel of ACOPD recapped how estate lot review started. Ronald L. Weidner questioned if the Township could eliminate Estate Lots? Andrew Merkel of ACOPD informed that this can be eliminated but would also need to eliminate Section 150-A (2) max lot size and what would control the density requirements. Chad Clabaugh P.E., of C.S. Davidson informed this is another form of residential use which the Township already does allow in residential zone. The Planning Commission continued to talk about options for estate lots. Andrew Merkel of ACOPD will pull out 150-21, revising estate lots and will provide scenarios to see how changes to the current written language on estate lot would affect the outcome. Andrew Merkel of ACOPD will provide this at the May Planning Commission meeting. *A motion to table till May meeting 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 or in lieu of were codified.

Pending Review: None

Ordinance Tracking Sheet: None

Adams County Planning & Development Comments: None

Township Engineer's Comments: Chad Clabaugh P.E., of C.S. Davidson reviewed he is working on the Stormwater Management Ordinance. The waiver is due September 2023.

Township Supervisors Comment: None

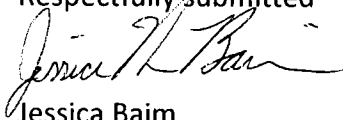
Members Comments: None

Public Comments: Donna Vacek questioned if the property on Woods Road is being surveyed to be rezoned? Scott Weaver informed they were made Agriculture Lots for a total of three lots.

Zoning Officer: None

*A motion was made by Ronald L. Weidner to adjourn the meeting at 8:12 PM; with a second by Ira Bitner. Motion carried unanimously.*

Respectfully submitted



Jessica Baim

Assistant Secretary