

APPROVED

Hamilton Township Planning Commission

Regular Meeting Minutes

5/24/2022

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

Members Present: Ira Bitner, Mel Lebo, and 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. *Ira Bitner made a motion to approve the current agenda with a second by Mel Lebo. Motion carried unanimously.*

Minutes:

The minutes dated 4/19/2022 for the regular meeting, were presented for approval. *A motion to approve was made by Ira Bitner with a second made by Stephanie Egger. Motion carried unanimously.*

New Business:

- A. Sketch Plan for Pennwood Products: Andy Brough, representative on behalf of Skip Coxen (Appalachian Realty property) property owner was present. Chris Dellinger from HRG was present to review the sketch plan. Chris Dellinger from HRG informed right away the sketch does not comply with the Ordinances and they are aware of this, Mr. Coxen, Mr. Brough, and Mr. Dellinger want to see what the opinions are about the sketch plan. There is a total of 120 acres. Pennwood is looking to build a small industrial facility in the northeast part of the property. The current plan is showing three lots that may be chopped into smaller lots across the front of Route 194 with the remainder of the property not developed commercially. The Estate lots would be a minimum of 10 acre and looking to have seven available. The Estate lots would not have public sewer or water. The property is currently zoned Employment -Industrial (EI) commercial use only. Mr. Dellinger suggested if the Planning Commission would like the feel, then the appropriate people could craft this to work either through rezoning or a text amendment as two options. Mel Lebo indicated he likes the plan but back in 2013 the Township rezoned the Township, and this property was set for commercial zoning because of the access to utilities and availability to current roads. Chad Clabaugh P.E., of C.S. Davidson stated that East Berlin Area Community Center (EBACC) was looking at the property across from this property and behind this property is a 55+ community. York Water is currently working with EBACC to provide public water to the former Adams County Fairground property. Discussion was had on the sketch plan with the Planning Commission. Andy Brough reviewed that a meeting was held with some of the staff which informed them to come to the Planning Commission to review and obtain comments. Andrew Merkel of ACOPD informed that this property is one of two that currently allows for the use of solar farms. The Township has to accommodate each use within the Ordinances. If this property was rezoned, then the Township would have to relocate this option to another zone type to allow for this use to be available. Based on this ACOPD would not recommend this current plan. Ira Bitner informed that he liked the plan and, on the fence, feels the Township should not require people to do certain things

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with their property. Scott Weaver informed he is aware of small businesses looking for properties within the Township. Scott Weaver indicated he liked the plan, but this violates everything the Planning Commission has worked for over the last several years and this could be a zoning nightmare. Mel Lebo doesn't feel this would work based on current zoning and the current Ordinance that exists, he feels it needs to be used per the current zoning type. Stephanie Egger informed that this plan goes against what the Township has put in place through rezoning and Ordinances over the last several years. Andrew Merkel of ACOPD suggested to review the Comp Plan with other Townships, it has been a decade since reviewed. Stephanie Egger suggested to think outside the box, or the property could be phased so they could start with the Pennwood facility, then the commercial properties and then the remainder of the property in phase three. Chad Clabaugh P.E., of C.S. Davidson suggested this project could use more of the property use being commercial. Andy Brough informed they received what they were looking for on opinions and are not asking for a formal action. Chad Clabaugh P.E., of C.S. Davidson informed that a sketch plan is open to discussion but for this to have a formal action they would need to submit a formal Preliminary Subdivision plan. Andy Brough indicated that Pennwood will be starting with industrial facility and going from there.

Old Business:

- A. Pine Run Phase III- Chad Clabaugh P.E., of C.S. Davidson reviewed the three outstanding comments from the letter dated December 15, 2021. Comment No. 1: SALDO Comment #3: 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. Comment No. 2: SALDO Comment #6: A Highway Occupancy Permit has been applied for and is under review by PennDOT. Comment No. 3: Stormwater Comment #2: The constructability of the cutoff trench in the same location as the existing waterline and electric to the well is in question. We are aware that test pits have since been dug and that the designer is working on reporting. Comment No.4: Seals and Signatures of Professionals and Notarized Owner's Signature. *A motion to table till all comments addressed was made by Ira Bitner with a second made by Stephanie Egger. Motion carried unanimously.*
- B. Jeremy & Jayme King Subdivision: Chad Clabaugh P.E., of C.S. Davidson reviewed that all comments have been addressed. *A motion to recommend to the Board of Supervisors for approval was made by Ira Bitner with a second made by Stephanie Egger. Motion carried unanimously.*
- C. Rob & Dana Taylor Winding Lane Review: Chad Clabaugh P.E., of C.S. Davidson reviewed the Traffic Study performed. Rob and Dana Taylor were present in the audience. Chad Clabaugh P.E., of C.S. Davidson reviewed Minimum width criteria which involves ADT (Average Daily Traffic) the street is only 16 ft wide. There are four areas of concern. The first area of concern is at the intersection of Winding Lane and Pine Run Road. The intersection was reviewed for vehicle stacking, turning maneuvers, and sight distance. Radiuses are provided on both sides of Winding Lane with a large radius on the east approach of Pine Run Road. Adequate space exists for northbound turning vehicles with vehicles sitting in the southbound lane of Winding Lane. The roadway width decreases as it traverses north but is 18' or greater in width for approximately 90' allowing enough room for 4 vehicles to be stacked at the intersection while still providing enough width for entering southbound vehicles. Vehicles exiting Winding Lane

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have adequate sight distance looking to the west (right). The sight distance looking to the east (left) is limited to 204' due to an existing large tree located along the north side of Pine Run Road approximately 20' east of the intersection. The required sight distance for a 45-mph roadway based on +1% grade using PennDOT M-950S is 376 feet. **We recommend the large tree creating the sight obstruction be removed so that adequate sight distance will be provided at this intersection for existing vehicular traffic, as well as any additional traffic.** The second area of concern is the existing vertical roadway curve between Station 16+15 and 19+15. This area is located near the driveway of 198 Winding Lane. The existing roadway width in this area is slightly less than 16'. The vertical curve creates a sight obstruction where vehicles traveling south cannot see an approaching northbound vehicle. Due to the narrow roadway, there isn't adequate room for two cars to pass one another. **We recommend that the roadway be widened to provide a minimum 18' paved width in this area to allow two vehicles to pass one another. This will minimize the safety concern that exists from poor sight distance and a narrow roadway. Two utility poles exist near the driveway of 198 Winding Lane, one main pole on the west side and one guy wire pole on the east side. In order to widen the roadway, the main pole on the west side should be relocated as necessary.** The third area of concern is the existing combined vertical roadway curve and horizontal curve between Station 20+00 and 22+30 as shown in Appendix A. This area is located south of the driveway for 261 Winding Lane. The existing roadway width in this area is slightly greater than 16'. The vertical curve, as well as the horizontal curve and embankment on the west side of the roadway, create a sight obstruction where vehicles traveling both north and south cannot see an approaching vehicle located in the low spot of the roadway near the existing 48" pipe crossing. Due to the narrow roadway, there isn't adequate room for two cars to pass one another. **We recommend that the roadway be widened in this area to provide a minimum 18' paved width to allow two vehicles to pass one another. This will minimize the safety concern that exists from poor sight distance and a narrow roadway. The existing embankment located on the west side of the roadway, should be cut back to eliminate the sight obstruction that it creates and allow for the road widening. The existing MET-ED pole 21046-21409 located within the embankment will be required to be relocated as part of this work.** The fourth area of concern is the roadway area near the existing barn at 297 Winding Lane. Sight distance was reviewed at three possible locations on the south side of the barn. The first driveway option was centered on the existing shed 35'-3" from the southern corner of the barn near Winding Lane. This location only provides 99' of sight distance along the roadway looking north past the barn. Option 2 measures from the southern side of the existing shed and provided 167' of sight distance. Option 3 measured 20' south of the southern side of the existing shed and provided 209' of sight distance. According to PennDOT M-950S, 148 feet is required for a downward grade of 1% for a 25-mph speed. Options 2 and 3 would meet the requirement with Option 3 providing adequate sight distance to meet a 30-mph speed. The roadway was briefly reviewed on the northern side of the barn and sight distance is limited on the east side of the roadway due to the existing barn. The sign "Hidden Driveway" shown in Photo 16 is for the existing driveway on the north side of the barn. **We recommend that any future driveway be located as far south of the barn as possible to provide adequate sight distance for vehicles leaving the site. A formal plan with sight distances will need to be provided prior to any approval. The area between any future access and the existing barn should be permanently blocked off to prevent vehicles from exiting near the barn. The driveway on the north side of the barn is not recommended for use by the general public and should be blocked off during public events. A Speed Limit sign should**

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be installed approximately 100' south of any proposed driveway access so road users are aware of the posted speed limit. We also recommend that a "NO RIGHT TURN" (R3-1) Sign be placed across from any future driveway access so that Traffic will utilize Winding Lane traveling south and then utilize Pine Run Road. Neither Winding Lane toward the northeast or Kuhns Fording Road is appropriate for accessing the site. A motion to have Chad Clabaugh P.E., of C.S. Davidson present to the Board of Supervisors to forward the traffic study to the Township Solicitor for comments was made by Mel Lebo with a second made by Ira Bitner. **Motion carried unanimously.** A motion to table was made by Ira Bitner with a second by Stephanie Egger. **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 Stephanie Egger. **Motion carried unanimously.**
- E. HOA: Mel Lebo reviewed with the Planning Commission that the recommendation made at the April meeting to advertise was made in error as the Township Solicitor had not reviewed the paperwork. A motion to rescind the recommendation for public meeting and hearing was made by Mel Lebo with a second made by Ira Bitner. **Motion carried unanimously.** A motion to recommend to the Board of Supervisors to forward to the Township Solicitor and Andrew Merkel of ACOPD for review and comments was made by Mel Lebo with a second made by Ira Bitner. **Motion carried unanimously.**
- F. Estate Lot Review: Andrew Merkel of ACOPD presented a new handout to review with sections 150-19 through Section 150-26 and Section 150-98. Andrew Merkel of ACOPD informed anything in red font was additions/ revisions and anything highlighted yellow as a change. In Section 150-25 the Township needs to pick the setbacks since different within the zoning. Need to pick 25 ft./25ft./25 ft. or 25 ft./50 ft./25 ft. for the yard setbacks. Mel Lebo asked Jessica Baim to forward the handout via email to all Planning Commission board members for review and comments at the June 2022 meeting. A motion to table was made by Ira Bitner with a second made by Stephanie Egger. **Motion carried unanimously.**
- G. Lot Change for Township building: Mel Lebo explain that the Township is requesting to move forward with only two of the parcels as the Township is not purchasing the other parcel for rezoning. A motion to rescind April motion of rezoning three parcels to two parcels # # 17L09-0007-000, # 17L09-0005-000 was made by Mel Lebo with a second made by Ira Bitner. **Motion carried unanimously.**

Recess Meeting

PUBLIC MEETING- Rezoning

No Public Comments. A motion to recommend to the Board of Supervisors for the rezoning of the two parcels, # # 17L09-0007-000, # 17L09-0005-000 was made by Mel Lebo with a second made by Ira Bitner. **Motion carried unanimously.**

Reconvene Regular Planning Commission Meeting

New Ordinance/Amendment Status: Nothing New

Pending Review: None

Ordinance Tracking Sheet: None

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Adams County Planning & Development Comments: Andrew Merkel of ACOPD reminded everyone that the Transportation Report (TIP) is located at the Township for review and comments.

Township Engineer's Comments: Chad Clabaugh P.E., of C.S. Davidson informed the MS4 waiver application needs started, to add to the Board of Supervisors June Meeting Agenda for approval.

Township Supervisors Comment: None

Members Comments: None

Public Comments: None

Zoning Officer: None

A motion was made by Mel Lebo to adjourn the meeting at 9:55 PM; with a second by Ira Bitner.

Motion carried unanimously.

Respectfully submitted



Jessica Baim

Assistant Secretary