

## Hamilton Township Planning Commission

Regular Meeting Minutes

7/19/2022

Meeting was called to order at 7:00 PM by Vice Chair Ira Bitner.

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, and Andrew Merkel of ACOPD.

Motion to adopt the agenda as presented: Ira Bitner 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 Mel Lebo. Motion carried unanimously.*

### Minutes:

The minutes dated 6/21/2022 for the regular meeting, were presented for approval. *A motion to approve was made by Ronald L. Weidner with a second made by Mel Lebo. Motion carried unanimously.*

### New Business:

- A. 4 Home Road (Sorensen Subdivision): Scott Weaver informed this would be cleaning up the property lines same number of lots. *A motion to accept and forward to Adams County Planning and C.S. Davidson for review was made by Ronald L. Weidner with a second made by Christine Myers. Motion carried unanimously.*

### Old Business:

- A. Pine Run Phase III- Ira Bitner commented all the comments have been addressed. Ira Bitner confirmed with Andrew Merkel of ACOPD that there were no additional comments. *A motion to recommend to the Board of Supervisors for approval was made by Mel Lebo with a second made by Lela Reichart. Motion carried unanimously.*
- B. Lighting: Andrew Merkel of ACOPD stated nothing to report. *A motion to table till next month was made by Ronald L. Weidner with a second made by Mel Lebo. Motion carried unanimously.*
- C. Estate Lots: Andrew Merkel of ACOPD presented the proposed independent additions of Agricultural Tourism Operations and Rural Events Venue along with the current Ordinance which has these items together under one section. In section 150-98 Agricultural Tourism Letter "F" would need to be decided which one since it does show an "or" for the parking space requirements. In Section 150-98 Rural Events Venue if the Township wanted to make this a principal use or not. The example includes comments that are not lettered but are options that have been added in other Township Ordinances. One is: no music, celebration, event. or related noise shall be tolerated in such a manner as to be plainly audible at a distance of fifty feet (50') from the site in which the use is located between the hours of 11:00 p.m. and 7:00 a.m. and the second is sufficient screening shall be provided between the use, including parking and any outdoor activity areas, and adjacent residential uses or lots. Andrew Merkel of ACOPD presented an updated version of the Rural Residential District with the updates requested from

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the May Planning Commission meeting and the outcome of Section 150-98 setbacks was decided to be listed as the living area shall comply with the setbacks of the underlying zoning district. Items to still be decided on are the items about Agricultural Tourism Operations, Agricultural Operations both in Section 150-21 and if the Township wants each broken out independently or remain in section 150-21 together. If the Township wants to include shooting ranges, campsite hosting and tasting room/winery/ cidery/brewery/distillery in the updated version or independently. Andrew Merkel of ACOPD informed he can send out examples of each broken down independently if the Planning Commission wanted to review. Christine Myers informed that she feels the Township should look at each item as they are becoming popular, and the Township should have an outline of what is acceptable. Andrew Merkel of ACOPD will send the examples to the Township staff later this week for the staff to email out to the Planning Commission. *A motion to table till next month was made by Ronald L. Weidner with a second made by Ira Bitner. Motion carried unanimously.*

- D. Rob & Dana Taylor Winding Lane Review: Ira Bitner read the comments from the Township Solicitor dated 7/6/2022. "Winding Lane traffic study review, I reviewed the traffic study and spoke with the engineer/Chad. I agree that the traffic study documents the safety concerns along that road that need to be addressed one way or another and the next step seems to be to wait for the construction estimates." Comments provided by Melissa Kelso from the Firm Kelso Law LLC. No representatives present. *A motion to table was made by Ronald L. Weidner with a second by Mel Lebo. Motion carried unanimously.*
- E. HOA: Ira Bitner questioned Stephanie Egger if the Township had heard anything from the Township Solicitor? Andrew Merkel of ACOPD informed that he helped transcript what was received via email but not sure if they are to add or if they were just questions. Stephanie Egger informed was unsure what everything meant either and suggested a meeting with the Township Solicitor to recap. Jessica Baim suggested to see if the Township Solicitor could attend the August Planning Commission meeting to review since everyone would be present. Stephanie Egger will reach out to the Township Solicitor and see what she has available to set up a meeting or attend August Planning Commission meeting. *A motion to table was made by Ronald L. Weidner with a second made by Ira Bitner. Motion carried unanimously.*

Pending Review: None

Ordinance Tracking Sheet: None

Adams County Planning & Development Comments: Andrew Merkel of ACOPD reminded everyone that the Long-Range Transportation Plan (LRTP) is open there has been little public comments, a total of two people. They have placed advertisements in several papers including the Merchandiser without little response. All the advertisements have cost a lot without results but are following the requirements.

Township Engineer's Comments: Stephanie Egger read an email on behalf of Chad Clabaugh P.E., of C.S. Davidson.

1. I'm not sure what 4 Home Rd is. I'm guessing that is a new submittal that just needs accepted for review?
2. Pine Run Park – they received the PennDOT HOP which was the last thing we were waiting on. So, everything should be good to go for recommendation of approval other than seals and signatures.
3. I haven't heard anything back from Rob and Dana Taylor. I know the solicitor provided some input to the Township but there is nothing new on my end. I just think we are waiting on them to provide an opinion of cost. So, I'm not sure that I'd be able to provide anything new tonight anyway. I'll send the

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Taylor's an e-mail today to see if they have anything new on their end and to see if they plan on attending tonight. Have you heard anything from them?

4. Per the discussion below we are going to wait until Aug to progress the Stormwater Ordinance.

Township Supervisors Comment: None

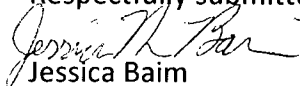
Members Comments: None

Public Comments: None

Zoning Officer: None

*A motion was made by Ronald L. Weidner to adjourn the meeting at 8:00 PM; with a second by Mel Lebo. **Motion carried unanimously.***

Respectfully submitted



Jessica Baim

Assistant Secretary