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Hamilton Township Planning Commission

Regular Meeting Minutes

9/20/2022

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

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

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: 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 Christine Myers. Motion carried unanimously.*

Minutes:

The minutes dated 8/16/2022 for the regular meeting, *A motion to approve was made by Christine Myers with a second by Ronald L. Weidner. Motion carried unanimously.*

New Business: None

Old Business:

- A. Lighting: Andrew Merkel of ACOPD provided an updated draft for review. Ira Bitner informed this was homework to review and comment at the October Planning Commission meeting. *A motion to table was made by Ronald L. Weidner with a second made by Lela Reichart. Motion carried unanimously.*
- B. Estate Lot Review: Andrew Merkel of ACOPD provided an updated draft for review. Ira Bitner informed this was homework to review and comment at the October Planning Commission meeting. *A motion was made by Lela Reichart to table, with a second by Ronald L. Weidner. Motion carried unanimously*
- C. HOA: Approved by BOS.
- D. Redding Properties: Larry Redding, Phil Redding, and Attorney Paul Minnich present. Paul Minnich, Attorney presented this as Commercial zoned property hotel and accessory restaurant. Chad Clabaugh P.E., of C. S. Davidson informed he separated comments into two letters, one stormwater and the other general comments. Within the stormwater comments it is listed about an infrastructural pit that cost about a million dollars more than traditional pit, not sure why this is being done, will discuss with Jack Powell at an inhouse meeting. This plan will need NPDES permit and PennDOT HOP. PennDOT will probably want one access drive for this property and probably will not allow a second access. Chad Clabaugh P.E., of C.S. Davidson recommends this property would have groundbreaking in 2024 due to just permits alone, will not be groundbreaking this year. Attorney Paul Minnich indicated the storage use will be in the future just as a concept not part of the plan. Jessica Baim questioned about the Non-transient Hotel when non-transient means living there for 365 days? Ronald L. Weidner agreed that they have listed as a hotel, but last meeting indicated a boarding house. Attorney Paul Minnich indicated this is a temporary housing, which would be for longer stays of three to five days or

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weeks with limited amenities available. Ronald L. Weidner questioned that based on a prior meeting this was going to be a property for permanent living when not allowed in this zone. Attorney Paul Minnich indicated that the Township Ordinance does not break down the transient versus non-transient. Paul Minnich agrees that a decision between the Solicitors to discuss the concern of what is allowed in the commercial zone should be done. Donna Vasek questioned about another Redding property and if the tenants received mail at that property. Andrew Merkel indicated in Conewago the property is showing them accessed as apartments (land use code) when the original plan showed a hotel. Andrew Merkel of ACOPD informed that Section 150.10 E specifically states one principal use per lot neither hotel nor restaurant listed as accessory use. There are some principal use issues that need resolved with the Solicitors also. Paul Minnich indicated the hotel will be primary use with restaurant accessory use. Larry Redding informed that the mail is received, then sorted, and handed out. Stephanie Egger questioned storage units for a hotel? Paul Minnich indicated that is a different phase. Jessica Baim questioned about the garages that is listed on this phase. Phil Redding indicated this is shown so they put solar panels on the roof and make use of the full property. Larry Redding indicated if they stay for weeks, or months, people may want a place to keep their cars. Susie Kaiser questioned about a demographic study? Larry Redding indicated they have been doing this for years and they know this is needed. Paul Minnich feels they fit the definition of a hotel. Christine Myers questioned if someone is always at the office and a cleaning crew 24/7? Larry Redding informed they do have people that handle everything and are there pretty much. This property will have a lobby area but does have some outside entries on the first floor. The discussion continued over hotel versus apartment what is on current plan. Jessica Baim questioned about fee's and who will be paying for Solicitors discussion to have in the minutes. Ronald L. Weidner informed that the cost will be on the Redding's' since discussion is about their plan. Attorney Paul Minnich informed he didn't know it would work that way; he said dealing with legal things common sense goes out the window on who will pay for the fees. Andrew Merkel indicated that the official submission did not include all the pages, just making sure ACOPD has the complete land development plan. Chad Clabaugh P.E., of C.S. Davidson pointed out the 90-day waiver within the application. *A motion was made by Ronald L. Weidner to table and recommend to the Board of Supervisors to provide permission to Township Solicitor to discuss the Redding plan with their Attorney Paul Minnich with a second by Christine Myers. Motion carried unanimously.*

- E. Stormwater Ordinance: Solicitor is reviewing.
- F. Sorenson Subdivision: Clark Craumer presented a revised plan and sent answers to some of the comments back to Chad Clabaugh P.E., of C.S. Davidson on 9/19/2022. No comments sent back to Andrew Merkel of ACOPD. Chad Clabaugh P.E., of C.S. Davidson reviewed with Clark Craumer that he had not reviewed the answers and how they should be handled for timing and to whom. *A motion to table was made by Ronald L. Weidner with a second made by Christine Myers. Motion carried unanimously.*

Pending Review: HOA will be taken off the October Agenda.

Ordinance Amendment Status/Completion: None

Adams County Planning & Development Comments: Andrew Merkel of ACOPD will not be at the October meeting but will have Rob Thaeler present.

Township Engineer's Comments: Chad Clabaugh P.E., of C.S. Davidson informed the bridge replacements for Home Road and Protectory Road are to start October 10, 2022. The Easement for the

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Dailey's property has not been signed and the property is for sale. The Dailey's are in the middle of a divorce and C.S. Davidson needs to have contact information for both individuals to get the easement signed.

Township Supervisors Comment: None

Members Comments: Jessica Baim asked Chad Clabaugh of C.S. Davidson what timeframe to include in the road closure of Pine Run Road and if there was any drawing of the detour to include? Chad Clabaugh P.E., of C.S. Davidson indicated to have road closure for the month of October.

Public Comments: None

Zoning Officer: None

*A motion was made by Ronald L. Weidner to adjourn the meeting at 8:44 PM; with a second by Christine Myers. **Motion carried unanimously.***

Respectfully submitted



Jessica Baim

Assistant Secretary