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## Hamilton Township Planning Commission

Regular Meeting Minutes

1/17/2023

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

Members Present: Mel Lebo, Ira Bitner, Ronald L. Weidner, Christine Myers came in at 7:15, Alternate Stephanie Egger. Lela Reichart was absent.

Also Present: Assistant Secretary Jessica Baim, Zoning Officer Scott Weaver, Chad Clabaugh P.E., of C.S. Davidson, Inc., Andrew Merkel of ACOPD.

Reorganization: *A motion was made by Ronald L. Weidner to make Mel Lebo- Chairman, Ira Bitner- Vice Chairman with a second made by Ira Bitner. **Motion carried unanimously.***

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 November 15, 2022, for the regular meeting were presented for approval. *A motion to approve was made by Ronald L. Weidner with a second by Ira Bitner. **Motion carried unanimously.***

### New Business:

- A. Cross Keys Intersection-Logistics: Mel Lebo brought up to the Planning Commission the concerns about Crosskeys intersection. Chad Clabaugh P.E., of C.S. Davidson suggested the township prepare a master traffic plan for the area to make things successful for the prospective businesses. Andrew Merkel of ACOPD informed that they are aware of the traffic issues at this intersection. This intersection has the highest volume traffic area within Adams County. Chad Clabaugh P.E., of C.S. Davidson asked if the Adams County Planning could assist with contacting the other two Townships (Berwick, New Oxford), and doing the rough engineering for a master plan. Andrew Merkel of ACOPD informed this project is over their heads and suggested to have the Supervisors reach out to the other townships and have each township contact ACOPD to express their support for this possible project. PennDOT would need to be involved and the voiced concern of several townships would push a possible project higher on the list. As it was discussed on more ideas, and options, Andrew Merkel of ACOPD informed he will voice this concern to the other Townships and staff. If anything does happen it would be at least a five-year plan, as the Eisenhower Exchange in Hanover is priority.

### Old Business:

- A. Redding Properties: Jack Powell present. Jack Powell reviewed his sketch plan on moving the hotel behind the current property and relocating stormwater. After review by Chad Clabaugh P.E., of C.S. Davidson and Andrew Merkel of ACOPD it was determined that the sketch plan fits within the Township standards if Redding Properties want to locate the hotel behind the

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current property. *A motion to table was made by Ronald L. Weidner since Redding Properties are addressing comments with a second made by Ira Bitner. Motion carried unanimously.*

- B. K-Hill Enterprises, LLC.: Todd Grim and Engineer Jack Powell present. Chad Clabaugh P.E., of C.S. Davidson reviewed the three options of cul-de-sac that were presented to the Public Works department for their comments. The Public Works department prefers option B, which is easier for snow removal. This option will require a waiver due to the length of the cul-de-sac. Engineer Jack Powell prefers Option A; the current driveway for Kitzmiller would remain the same and provides a larger cul-de-sac. Andrew Merkel of ACOPD suggested the current property owners are made aware of the three options and let them provide their feedback. After discussion on all three options of the cul-de-sac the commission, agreed the residents should be involved in the decision. The current residents should be provided the options to review and provide their opinions to the Township or K-Hill Enterprises, LLC. Chad Clabaugh P.E., of C.S. Davidson offered to discuss the three options with the residents, Todd Grimm representative for K-Hill Enterprises, and Jack Powell will visit the residents and provide feedback at the February Planning Commission meeting. *A motion to table till February Planning Commission meeting to obtain opinions of all the residents involved was made by Ira Bitner with a second made by Ronald L. Weidner. Motion carried unanimously.*
- C. Estate Lots: Andrew Merkel of ACOPD suggested that both the Estate Lots and the Agriculture preservation District (AP) should match. Under Section 150-21 three items were duplicated: farm occupations, farm buildings, and processing agricultural products on-site all fit within current categories. Andrew Merkel of ACOPD requested everyone revisit Section 150-98. k and make sure they agree with the updates. Mel Lebo asked the Planning Commission to re-review Section 150-98. k to make sure everyone agrees on the changes for the February Planning Commission meeting. *A motion to table was made by Ira Bitner with a second made by Ronald L. Weidner. Motion carried unanimously.*
- D. AP District: Mel Lebo expressed that prime soils should be factored into areas of possible Agriculture Preservation Zoning. Andrew Merkel of ACOPD will provide a map which provides prime soils because it will need to be broken down with more factors. Andrew Merkel of ACOPD provided an example of how Redding Township takes a whole property size and excludes several factors like floodplain, right-of-way, etc.; then uses the property size after these factors are subtracted out. Andrew Merkel of ACOPD expressed the locations where soil standards work is tying into rating, values, and usage terms of Utility grade soils. Andrew Markel of ACOPD to provide a draft of the AP District and soil map for the February Planning Commission Meeting. *A motion to table till the soil map and draft of the AP District is provided at the February Planning Commission was made by Ira Bitner with a second made by Ronald L. Weidner. Motion carried unanimously.*

Ordinance Amendment Status/Completion:

- A. Lighting: (Solicitor for Review) *A motion to table was made by Ronald L. Weidner with a second made by Ira Bitner. Motion carried unanimously.*
- B. Stormwater Ordinance: (Engineer for Review) *A motion to table was made by Ronald L. Weidner with a second made by Ira Bitner. Motion carried unanimously.*

Adams County Planning & Development Comments: None

Township Engineer's Comments: None

Township Supervisors Comment: Jeremy P. Smith likes the fact the Planning Commission is forward thinking about Crosskeys Intersection.

Members Comments: None

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Public Comments: None

*A motion was made by Ronald L. Weidner to adjourn the meeting at 9:26 PM; with a second by Ira Bitner. **Motion carried unanimously.***

Respectfully submitted



Jessica Baim

Assistant Secretary