

## Hamilton Township Planning Commission

Regular Meeting Minutes

2/21/2023

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

Members Present: Ira Bitner, Ronald L. Weidner, Christine Myers, Lela Reichart, Alternates Stephanie Egger and Susie Keiser via Zoom. Mel Lebo was absent.

Also Present: Assistant Secretary/Zoning Officer Jessica Baim, Chad Clabaugh P.E., of C.S. Davidson, Inc., 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 Lela Reichart. Motion carried unanimously.*

Minutes: The minutes dated January 17, 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: None

Old Business:

- A. K-Hill Enterprises, LLC.: Todd Grim present. Engineer Jack Powell and Susie Keiser present via Zoom. Jack Powell spoke via Zoom and expressed they have been in communication with Kitzmiller and Petron which were not present for the meeting. The neighbors provided a list of items they wanted done if Option B was selected. Still need to have time to discuss requests list with the neighbors to find a middle ground. Jack Powell expressed that Option A is a legal choice but willing to work with the neighbors for Option B. Chad Clabaugh P.E., of C.S. Davidson reviewed all three options again with the Planning Commission and expressed that Option A needs no physical changes and Option B would require moving the cul-de-sac back and Option C was not really that good of a choice. Chad Clabaugh P.E., of C.S. Davidson empathized with either Option A or B, the need to have this cul-de-sac officially dedicated to the Township. The current cul-de-sac is a temporary based on the prior land development plan. Option A would require the current property owners to give up some of their land to make this occur. Discussion continued on the two options. Ronald L. Weidner asked if the neighbors were offered any monetary option for Option A? Susie Keiser has not offered this but will be looking into this as another means to obtain the neighboring properties. Chad Clabaugh P.E., of C.S. Davidson confirmed that township is ok with either option A or B and that it up to Susie Keiser to figure out which direction to go. *A motion to table till March Planning Commission meeting was made by Ronald L. Weidner with a second made by Lela Reichart. Motion carried unanimously.*
- B. Redding Properties: No representative present. *A motion to table was made by Ronald L. Weidner with a second made by Lela Reichart. Motion carried unanimously.*

APPROVED

- C. Estate Lots: Andrew Merkel of ACOPD suggested that both the Estate Lots and the Agriculture Preservation District (AP) should match. *A motion to table was made by Ronald L. Weidner with a second made by Christine Myers. Motion carried unanimously.*
- D. AP District: Andrew Merkel of ACOPD suggested cleaning up the Agricultural Preservation District as some of the criteria are not being followed. The current Ordinance references about soil types as part of criteria. Andrew Merkel of ACOPD reviewed a handout map which showed class one (fruit soils) and class two soils. Lela Reichart expressed that some areas are being farmed and are not shown on the map and this does not represent all areas being farmed. Andrew Merkel of ACOPD informed this map only shows the farming areas within the Agricultural Preservation District. Lela Reichart questioned if data could be provided on how much growth has occurred in the Zoning Districts over the last few years. Andrew Merkel of ACOPD will provide an analysis of growth in all the Zoning Districts for the March Planning Commission meeting. Andrew Merkel of ACOPD provided what the current Ordinance language on the AP District versus a potential new approach for this zoning district for review and comments for March meeting. *A motion to table for time to review potential new approach and Andrew Merkel of ACOPD to provide growth numbers with the Zoning Districts for the March Planning Commission was made by Ronald L. Weidner with a second made by Christine Myers. Motion carried unanimously.*

Ordinance Amendment Status/Completion:

- A. Lighting: Stephanie Egger reviewed the Solicitor provided comments and Andrew Merkel of ACOPD informed all adjustments were minor and updated on the current draft. *A motion to recommend to the Board of Supervisors to adopt the standalone Ordinance was made by Lela Reichart with a second made by Ronald L. Weidner. Motion carried unanimously.*
- B. Stormwater Ordinance: (Engineer for Review) *A motion to table was made by Ronald L. Weidner with a second made by Lela Reichart. Motion carried unanimously.*

Adams County Planning & Development Comments: Andrew Merkel of ACOPD informed they have reached out to the other townships about the Cross Keys intersection concern, will be following up with the outcome of the other townships comments in a future meeting once discussed with all involved.

Township Engineer's Comments: Chad Clabaugh P.E., of C.S. Davidson expressed that a floodplain Administrator needs to be established.

Township Supervisors Comment: None

Members Comments: Ira Bitner announced that Scott Weaver is not longer with the Township and Jessica Baim is the new Zoning Officer. Jessica Baim explained that Scott Weaver is still a contact to discuss matters and Don Blackburn is assisting with the enforcement side of the position. Lela Reinhart questioned if Jessica Baim will be having any additional training? Jessica Baim informed yes, to occur in April.

Public Comments: None

*A motion was made by Ronald L. Weidner to adjourn the meeting at 8:20 PM; with a second by Christine Myers. Motion carried unanimously.*

Respectfully submitted

  
Jessica Baim

Assistant Secretary