

**HAMILTON TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES
June 2, 2025**

CALL TO ORDER: The meeting was called to order at 7:00 PM by Ronald L. Weidner. Supervisors present were Ronald L. Weidner, Jeremy P. Smith, and Ryan M. Groft. Also present were Chad Clabaugh, P.E., from C.S. Davidson, Inc.; Solicitor Melissa Kelso, Esq.; and Secretary/Treasurer Megan Carper.

APPROVAL OF AGENDA PER ACT 65: Ronald L. Weidner provided the agenda to the Board of Supervisors. *Jeremy P. Smith made a motion to approve the agenda as written, seconded by Ryan M. Groft. **The motion was unanimously approved.***

APPROVAL OF MINUTES: Minutes of the regularly scheduled meeting on May 5, 2025, were presented. *Jeremy P. Smith made a motion to approve the minutes as written, seconded by Ryan M. Groft. **The motion was unanimously approved.***

PUBLIC COMMENTS: There were no public comments at this time.

OLD BUSINESS: No old business to discuss at this time.

NEW BUSINESS:

1. **Pennwood Products – Stormwater Pond:** Stormwater Pond: Eric Johnston from Johnston & Associates asked for a waiver to have/install a 4ft instead of 2ft stormwater pond. And put up a fence. Discussion was held regarding ordinances, fence maintenance and upkeep, etc. *Ronald L. Weidner made a motion to table this discussion for now until for additional discussion, information and considerations, seconded by Jeremy P. Smith. **The motion was unanimously approved.***
2. **Members 1st FCU – Escrow Management (Beta Program):** Discussion was held about enrolling in the escrow management beta program. *Jeremy P. Smith made a motion to proceed with the Escrow Management program pending solicitor review of the agreement, seconded by Ryan M. Groft. **The motion was unanimously approved.***
3. **State Police:** Monthly report is posted on the bulletin board.
4. **Northeast Adams Co. No. 32 FIRE:** Monthly report is posted on the bulletin board.
5. **United Hook & Ladder Co. No. 33:** Monthly report is posted on the bulletin board.
6. **Adams Regional EMS:** Monthly report is posted on the bulletin board.

PLANNING COMMISSION RECOMMENDATIONS FOR ACTION AND/OR STATUS REPORT OF ACTIVE PLANS:

1. **K-Hill Cul-de-sac Plan:** The Planning Commission recommended conditional approval of the K-Hill Cul-de-sac Plan pending satisfaction of conditions outlined in the township engineer's review letter. *Ronald L. Weidner made a motion to table action on the K-Hill Cul-de-sac Plan to allow additional time to review the design and address unresolved concerns, seconded by Jeremy P. Smith. **The motion was unanimously approved.***
2. **Zoning Ordinance Amendments – Data Centers & BESS:** The Planning Commission recommended advertising a public hearing for proposed amendments to the Zoning Ordinance regarding Data Centers and Battery Energy Storage Systems (BESS), as well as the addition of a requirement for a sound study for truck terminals, distribution centers, fulfillment centers, and warehouses. *Ronald L. Weidner made a motion to authorize advertising a public hearing for the proposed zoning ordinance amendments, seconded by Jeremy P. Smith. **The motion was unanimously approved.***

COMMITTEES AND MEETING REPORTS:

1. **East Berlin Area Community Center (EBACC):** Ryan M. Groft – No report as the May Planning Commission meeting fell on the same night.
2. **Abbottstown Paradise Joint Sewer Authority (APJSA):** Kevin Moul – No Report.
3. **Emergency Management:** Paul Minnich – No Report.
4. **YATB Tax Board Reports:** Jeremy P. Smith reported there was no meeting held since the last update.
5. **ACTCC Tax Board Reports:** Jeremy P. Smith reported there was no meeting held since the last update.
6. **Roadmaster's Report:** Don Blackburn. The crew completed routine road maintenance activities including roadside mowing, patching potholes, and clearing storm debris.
7. **East Berlin Area Joint Authority:** Ronald L. Weidner reported that PFAS contamination was found in one well. The authority is considering options including filtration systems or selling to York Water Company. A \$30,000 appraisal is under discussion, though no final decisions have been made.

Approve 07/07/2025

ENGINEER'S REPORT: Chad Clabaugh, C.S. Davidson, Inc. reported on various projects:

- K-Hill: June 2025 – CSD reviewed the plan dated 2-28-2025 and issued a letter dated 4-15-2025 with 8 comments.
- Neff's Properties Stormwater Plan: June 2025 – CSD completed the review and will be sending a review letter week of June 2.
- Pembroke Pointe Stormwater Plan: June 2025 – CSD reviewed the revised plan dated 3-5-2025 and issued a letter dated 4-5-2025 with 2 comments and a recommendation of approval conditioned on satisfying those comments.
- Pennwood Products Development: June 2025 – CSD attended a meeting with PennDOT on 5-13-2025 to discuss the traffic impact study. Meeting minutes were distributed which are under review. CSD provided additional comments regarding the storm basin depth vs. fence in an e-mail dated 5-14-2025 as a follow up to the letter received from the applicant dated 5-1-2025

SOLICITOR'S REPORT: Melissa Kelso, Esq. indicated she had no additional items to report.

ZONING OFFICER'S REPORT – PMCA: James Graham. Monthly report will be available on the bulletin board once received.

MOTION TO PAY THE BILLS: General Fund. *Ronald L. Weidner made a motion to pay the bills from the General Fund, seconded by Jeremy P. Smith. **The motion was unanimously approved.***

PUBLIC COMMENTS:

- Deb Stake raised concerns about conditions on Pine Run Road, including drainage issues and maintenance concerns.
- Donna Vacek expressed concerns regarding the Pennwood Products development and its potential impacts on nearby properties. She raised questions regarding compliance with stormwater and zoning requirements.

COMMENTS from the Board of Supervisors:

- **Ron:** *"I hope everyone had a great Memorial Day and have a good 4th of July."*
- **Jeremy:** *"Thanks for coming out. Happy Father's Day."*
- **Ryan:** *"Thanks for coming. Yes, have a Happy Father's Day."*

Meeting Schedule:

- Planning Commission: Tuesday, June 17, 2025, at 7:00 p.m.
- Board of Supervisors: Monday, July 7, 2025, at 7:00 p.m.

Adjournment: *Ronald L. Weidner made a motion to adjourn at 8:01 PM, seconded by Jeremy P. Smith. **The motion was unanimously approved.***

Minutes were recorded and transcribed by

Megan Carper
Secretary/Treasurer