

## Hamilton Township Planning Commission

Regular Meeting Minutes  
6/11/2022

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

Members Present: Ira Bitner, Mel Lebo, Christine Myers, Lela Reichart, Ronald L. Weidner, Alternate Stephanie Egger.

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: 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 5/24/2022 for the regular meeting, were presented for approval. *A motion to approve was made by Ira Bitner with a second made by Mel Lebo. **Motion carried unanimously.***

### New Business:

- A. Royal Farms: Scott Weaver reviewed the paperwork submitted and reviewed they are going to Zoning Hearing Board for five variances that do not affect this request. Scott Weaver reviewed the requested variances: a two-way directional traffic, to permit outdoor display of products, to permit outdoor activities to take place, rear loading area permitted within parking surface, and permit relief for signage standards. Mel Lebo informed these are not different than Sheetz and Scott Weaver informed except for relief of signage standards. Stephanie Egger informed the Zoning Hearing Board will be July 21, 2022. Andrew Merkel of ACOPD questioned where the rest of the paperwork was, as this is incomplete. Chad Clabaugh P.E., of C.S. Davidson agreed that stormwater was missing, traffic studies, etc. *A motion to reject the subdivision/land development plan request was made by Ronald L. Weidner with a second made by Ira Bitner. **Motion carried unanimously.***

### Old Business:

- A. Pine Run Phase III- Chad Clabaugh P.E., of C.S. Davidson reviewed the two outstanding comments from the letter dated December 15, 2021. Comment No. 2: SALDO Comment #6: A Highway Occupancy Permit has been applied for and is under review by PennDOT. Comment No.4: Seals and Signatures of Professionals and Notarized Owner's Signature. *A motion to table till all comments addressed was made by Ronald L. Weidner 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 Ira Bitner. **Motion carried unanimously.***
- C. Estate Lots: Mel Lebo recapped the handout Andrew Merkel of ACOPD requested feedback at the May Planning Commission meeting. The Planning Commission agreed to the adjustments and edits Andrew Merkel of ACOPD suggested within sections 150-20 adding Farm, excluding agribusiness operations, places of worships, pursuant to Section 150-98; Estate Lot, Pursuant to

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Section 150-98, and Veterinarian facilities and animal hospitals, pursuant to Section 150-98. Section 150-21 adding Accessory dwelling unit, pursuant to Section 150-98; Cottage Industries, farm buildings, and home Occupation, Pursuant to Section 150-98; Campsite hosting, when accessory to a Dwelling, Farm, or Agricultural Operations. Section 150-22 adding agricultural Tourism Operations, as an accessory to a farm or agricultural Operation, Rural events venue. Mel Lebo requested Andrew Merkel of ACOPD will bring back examples of rural events venue as principal use or an accessory to a farm or agricultural operation, stand-alone versus accessory to a farm. Section 150-24. C. 3 adding reforestation, woodland management, meadow management, stream bank management, and wetlands management. Section 150-25; the Planning Commission recommends having the minimum setbacks within Section 150-25 front yard 50 feet, side yard 25 feet and rear yard 25 feet. Section 150-98. K adding number nine, the tentative location of the living area of an estate lot shall be depicted on any subdivision or land development plan creating the estate lot. The final location of the living area shall be confirmed as part of the zoning permit application process. Chad Clabaugh P.E, of C.S. Davidson questioned if the setbacks in Section 150-98. K Estate Lots should be the same as the new stands suggested in Section 150-25? Andrew Merkel of ACOPD indicated he will review this with his staff and return with follow up answers for the July meeting. *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: Mel Lebo reviewed that the Board of Supervisors approved the recommendation, and the Township Solicitor is reviewing with hopes for comments at the July Board of Supervisors meeting. *A motion to table was made by Ronald L. Weidner with a second by Christine Myers. Motion carried unanimously.*
- E. HOA: Mel Lebo reviewed the Board of Supervisors approved the recommendation and HOA was forwarded to the Township Solicitor and ACOPD. *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: Mel Lebo reviewed that the zoning amendment of two parcels to AG preservation was sent to General Code on 6/7/2022. Amendment to SALDO-HOA was sent to Solicitor and ACOPD on 6/6/2022.

Adams County Planning & Development Comments: Andrew Merkel of ACOPD reminded everyone that the Long-Range Transportation Plan (LRTP) is open for comments starting June 24, 2022, till July 1<sup>st</sup> with hoping approval at the July 25<sup>th</sup> meeting.

Township Engineer's Comments: Chad Clabaugh P.E., of C.S. Davidson informed the need to review the MS4 will attend the staff meeting July

Township Supervisors Comment: None

Members Comments: None

Public Comments: Tim Beard wished everyone a nice 4<sup>th</sup> of July.

Zoning Officer: None

*A motion was made by Ronald L. Weidner to adjourn the meeting at 7:50 PM; with a second by Ira Bitner. Motion carried unanimously.*

Respectfully submitted

Jessica Baim  
Assistant Secretary