

**HAMILTON TOWNSHIP  
BOARD OF SUPERVISORS MEETING**

**Agenda**

**SEPTEMBER 13, 2021**

**Call to Order:** Time \_\_\_\_\_ please silence all cell phones.

The Pledge of Allegiance to the Flag.

Supervisors present are Ronald L. Weidner, Timothy D. Beard III and Michael A. Strausbaugh.

Also present are Solicitor, Ronald Tomasko ESQ., from the firm Tomasko & Koranda, P. C.; Chad Clabaugh, P.E. from the firm C. S. Davidson, Inc., Parliamentarian, Stephanie A. Egger, Assistant Secretary Jessica Baim and Roadmaster, Tom Barrows.

Pursuant to Act 65, approval of the agenda as presented:

**Minutes for Approval:**

Stephanie Egger asked if the Supervisors reviewed the Board of Supervisors.

Minutes for the Regular August 2, 2021, Meeting: To Approve:

**PUBLIC COMMENTS:** At this time, the Board will entertain discussion of agenda items only.

**OLD BUSINESS:**

1. SPCA Collection: We continue to collect items such as clean blankets, towels, toys, food, clean bedding, etc. for the Adams County SPCA for the care of the animals at the shelter.

2. BEAVER CREEK ROAD BRIDGE Rehabilitation Update

3. Discussion regarding the Home Road and Protectory Road Bridges.

Due to flood damage the Home Road bridge is closed until further notice.

The Protectory Road Bridge is currently under investigation for possible closure as well.

Chad Clabaugh, Engineer to address this discussion.

**NEW BUSINESS:**

1. State Police: Stats for service in Hamilton Twp.

2. Northeast Adams Co. No. 32 EMS Monthly Rpt. for Hamilton Township

3. Northeast Adams Co. No. 32 FIRE report for Hamilton Township. August

4. United Hook & Ladder Co. No. 33: Monthly Rpt. for Hamilton Twp. August

Thank you note from the Chief for the donation to pay for the washer and dryer.

5. Adams Regional EMS, Inc. Monthly report August

6. Request from Adams County Historical Society for a monetary contribution to the Capital Campaign for the Museum.

7. Alternative for investments of matured Trust CD's totaling \$30,000. The funds are currently in the General Checking Account.

7a. Approval of Resolution 2021-43, Members 1<sup>st</sup> Federal Credit Union as depository.

**PLANNING COMMISSION RECOMMENDATIONS AND STATUS OF ACTIVE**

**PLANS:**

1. The Planning Commission recommends adoption of the revisions/additions to the Zoning Ordinance § 150-96.

(2) Alternative Energy Systems including the updated version of the "Table of Uses".

2. The Planning Commission recommends the Board of Supervisors adopt the additions to the Zoning Ordinance 150- Medical Marijuana.

3. The Planning Commission recommends the Board of Supervisors approve requesting Chad Clabaugh P. E. of C. S. Davidson, Inc. draft the newly required Stormwater Ordinance to reflect the 2022 requirements of the Department of Environmental Protection. C. S. Davidson, Inc. has drafted the new Ordinance to be in compliance with the new DEP requirements. The cost to the township is expected to be less than \$1,000.00. The categories for Stormwater calculations shall remain the same: 0-1000, 1,000-10,000 and over 10,000.

---

**RECESS GENERAL MEETING**

---

**OPEN PUBLIC HEARING: As required by the Municipal Planning Code:  
Medical Marijuana Amendments**

**REVISIONS AND AMENDMENTS TO THE HAMILTON TOWNSHIP ZONING ORDINANCE  
CHAPTER 150.**

**Add the following definition to § 150-5 regarding Medical Marijuana:**

1. Academic Clinical Research Center – An accredited medical school within the Commonwealth that operated or partners with an acute care hospital licensed within the Commonwealth.
2. Medical Marijuana Dispensary – Marijuana for certified medical use as set forth in Pennsylvania Act 16 of 2016.
3. Medical Marijuana Delivery Vehicle Office - Any facility used to house delivery vehicles for supplying marijuana plant or seeds to one or more marijuana growers / processors and / or dispensaries.
4. Medical Marijuana Dispensary – A Person, including a natural person, Corporation, partnership, association, trust or other entity, or any combination thereof, which holds a permit issued by the Pennsylvania Department of health to dispense Medical Marijuana.
5. Medical Marijuana Dispensary Facility - An indoor, enclosed, permanent, and secure building from which a medical marijuana dispensary may dispense medical marijuana from.
6. Medical Marijuana Grower / Producer – A person, including a natural person, corporation, partnership, association, trust, or other entity or any combination thereof, which holds a permit issued by the Pennsylvania Department of Health to grow and process Medical Marijuana.

Amend §150-61 to add the following (C District – By Right Use)

HH. Academic Clinical Research Center, in accordance with §150-98. NN.

I I. Medical Marijuana Dispensary Facility, in accordance with §150-98. OO.

JJ. Medical Marijuana Transport Vehicle Office, in accordance with § 150-98 QQ.

Amend §150-69 to add the following (EI District [Employment-Industrial]-By Right Use.

FF. Academic Clinical Research Center, in accordance with §150-98 NN.

GG. Medical Marijuana Transport Vehicle Office in accordance with § 150-98. QQ

Amend §150-71 to add the following (EI District – Special Exception)

I. Medical Marijuana Grower / Processor, in accordance with §150-98. PP.

Add to §150-98:

NN. Academic Research Center.

OO. Medical Marijuana Dispensary Facilities.

PP. Medical Marijuana Grower / Producer; and

QQ. Medical Marijuana Transport Vehicle Service

Add to §150-116 (Parking, Loading & Stacking Regulations – Required Facilities)

Academic Clinical Research Center one (1) space per 1.5students based on design capacity plus 1 space per classroom

Medical Marijuana Grower / Processor Medical Marijuana Delivery Vehicle Office

One (1) per 1000 square feet of Floor Area devoted to customer use

Discussion:

These revisions and amendments are adopted and enacted this thirteenth day of September 2021.

---

**Hearing: Amendments to Revise § 150-105 Solar Energy to add Definitions:**

ACCESSORY SOLAR ENERGY SYSTEM, BUFFER YARD, GLARE, SOLAR EASEMENT, SOLAR ENERGY, SOLAR ENERGY FACILITY, SOLAR FACILITY CONNECTION, SOLAR PANEL and SOLAR RELATED EQUIPMENT, (SOLAR ARRAY, SOLAR CELL, SOLAR MODULE).

Amend §150-13 to add AP District—Accessory uses permitted by right to include Accessory Solar Energy Systems (“ASES”) pursuant to §150-96:

Amend §150-22 to add RR District – Accessory uses permitted by right to include ASES.

Amend §150-30 to add R-1 District – Accessory uses permitted by right to include ASES.  
Amend §150-36 to add R-2 District – Accessory uses permitted by right to include ASES.  
Amend §150-42 to add R-3 District – Accessory uses permitted by right to include ASES.  
Amend §150-48 to add RC District – Accessory uses permitted by right to include ASES.  
Amend §150-55 to add MU District – Accessory uses permitted by right to include ASES.  
Amend §150-62 to add C District – Accessory uses permitted by right to include ASES.  
Amend §150-70 to add E District – Accessory uses permitted by right to include ASES.  
Amend §150-72 to add E District – Accessory uses permitted by Conditional Use Solar Energy Facility (“SEF”) in accordance with §150-98. RR.  
Revise §150-15. B to read AP District-Uses permitted by Conditional Use to include Windfarms.  
Revise §150-24. B to read RR District -Uses permitted by Conditional Use to include Windfarms  
Amend §150-96.C to add Performance Standards for Accessory Use and structures to include ASES.  
Amend §150-98 to add Performance Standards for specific uses to include SEF.  
Revise §150-96.C (2) to include performance standards for Wind energy systems (including windmills);  
Revise §150-13. A AP District – Accessory uses permitted by right to include Wind energy systems pursuant to § 150-96  
Revise §150-22. A RR District – Accessory uses permitted by right to include Wind energy systems pursuant to §150-96.  
Revise §150-30. A R-1 District – Accessory uses permitted by right to include Wind energy systems pursuant to §150-96;  
Revise §150-36-A R-2 District- Accessory uses permitted by right to include Wind energy systems pursuant to § 150-96.  
Revise §150-42. A R-3 District – Accessory uses permitted by right to include Wind energy systems pursuant to §150-96  
Revise §150-48. A RC District – Accessory uses permitted by right to include Wind energy systems pursuant to §150-96.  
Revise §150-55. A MU District – Accessory uses permitted by right to include Wind Energy systems pursuant to §150-96.  
Amend §150-62. A to add C District – Accessory uses permitted by right to include Wind Energy systems pursuant to §150-96.  
Revise Zoning Appendix A TABLE OF USES TO INCLUDE ASES and SEF.  
Discussion:  
These amendments and revisions are approved and enacted this thirteenth day of September 2021.

**Adjourn Hearing, 5-minute break**

---

**Reconvene Regular BOS Meeting:**

8. Approval and acceptance of the notarized Storm Water Management Plan and Agreement for Swope’s Training Systems, LLC ready for recording. Chad Clabaugh, Township Engineer to address any concerns.
9. Approval of Request for Release of Security for the Swope’s Training Systems, LLC at the recommendation of the Township Engineer that all issues are completely addressed, and all work is completed. Chad Clabaugh, Professional Engineer to address any concerns.
10. FYI- The Beaver Creek Bridge Project has been removed from the TIP (Transportation Improvement Program) as suspected. No funding is available from this resource.
11. PSATS presents and recommends the following Trustee candidates for election to the Board of Trustees of the PSATS Health Insurance Cooperative Trust. Please vote for two candidates.

Clyde "Champ" Holman       E. Christopher Abruzzo  
2. PSATS presents and recommends the following Trustee candidates for election to the Board of Trustees for the Municipal Pension Trust. Please vote for two candidates.

Clyde "Champ" Holman       E. Christopher Abruzzo

13. PSATS Executive Board presents and recommends the following candidates for election to the Unemployment Compensation Group Trust Trustees Board. Please vote for two candidates.

Clyde "Champ" Holman       E. Christopher Abruzzo

14. Approval of the Stormwater Management Agreement for the Swope Commercial building.

15. Request from Donald & Joni Swope to return the Bond the Township Currently holds for the construction of a commercial building and storm water management agreement.

16. Approval of Resolution No. 2021-44 Policy for Agendas.

**Is there any other business to come before the Board of Supervisors?**

---

**COMMITTEES AND MEETINGS**

1. East Berlin Area Community Center (EBACC) – Cyndi Bisacre

2. Abbotstown Paradise Joint Sewer Authority – Kevin Moul

3. Parks and Recreation Committee – Ronald L Weidner

4. Emergency Management: Timothy D. Beard III

5. YATB & ACTCC Tax Board Reports: Timothy D. Beard III

6. Road Master's Report – Tom Barrows

7. COG Report –Stephanie Egger

8. East Berlin Area Joint Authority Ron Weidner

**Engineer's Report** – Chad Clabaugh; Township Engineer, from C.S. Davidson, Inc.

**Solicitor's Report** – Ronald Tomasko, Attorney from the firm of Tomasko & Koranda, P.C.

**Zoning Officer's Report** – Scott Weaver, PA Municipal Code Alliance. August

**MOTION TO PAY THE BILLS:**

General Fund Motion \_\_\_\_\_ Second \_\_\_\_\_

**PUBLIC COMMENTS:**

**COMMENTS from Board of Supervisors:**      **Ron:**      **Tim:**      **Mike:**

**Meeting Announcements**

Board of Supervisors, Monday, October 4, 2021 @ 7 pm Due to the Labor Day holiday.

Parks and Recreation Board, Meetings are cancelled indefinitely until activity resumes.

Planning Commission, Tuesday, September 21, 2021 @ 7 pm

Budget/Finance: Tuesday, September 28, 2021 @ 7:00 pm

Adjournment: Motion \_\_\_\_\_ Second \_\_\_\_\_ Time \_\_\_\_\_ pm