

**Hamilton Township Planning Commission**  
Regular Meeting Minutes  
4/15/2025

The meeting was called to order at 7:00 PM by Vice-Chairman Ira Bitner.

**Present:** Ira Bitner, Vice Chairman; Ronald L. Weidner; Lela Reichart, and Christine Myers.

**Also Present:** James Graham, Zoning Officer; Chad Clabaugh, Township Engineer; Andrew Merkel, Adams County Office of Planning & Development (ACOPD); and Megan Carper, Secretary/Treasurer.

**Motion to Adopt the Agenda:** *Christine Myers made a motion to adopt the agenda as written in compliance with Act 65, seconded by Ronald L. Weidner. **The motion carried unanimously.***

**Minutes of the April 15, 2025, Meeting:** The regular meeting minutes of the April 15, 2025, were presented for approval. *Ronald L. Weidner made a motion to approve the minutes as written, seconded by Lela Reichart. **The motion carried unanimously.***

**New Business:**

- **Proposed Zoning Map Change:** A zoning map amendment was discussed for a parcel previously owned by a church, requesting a change from Rural Residential to Agricultural. The Planning Commission agreed the change was reasonable given the parcel's characteristics and potential uses. *Ronald L. Weidner made a motion to recommend to the Board of Supervisors to authorize the advertisement of a public hearing regarding proposed changes to overall lot coverage and a zoning map amendment, seconded by Lela Reichart. **The motion carried unanimously.***

**Old Business:**

- **Final Grade Land Development Plan:** The engineer recommended tabling this plan due to unresolved issues regarding stormwater management, traffic access, and buffer requirements. PennDOT driveway permits were discussed as an alternative to a full traffic impact study. *Ronald L. Weidner made a motion to table the plan, seconded by Christine Myers. **The motion carried unanimously.***
- **Powell Subdivision:** The applicant provided updated plans addressing comments from the township engineer and county planning. Remaining issues included plan signatures, setting of property pins, sewer module approval, and Roadmaster review of driveway sight distances. *Ronald L. Weidner made a motion to recommend conditional approval of the Powell Subdivision pending satisfaction of conditions 1, 2, 4, 5, and 6 from the April 15, 2025 CS Davidson letter, seconded by Lela Reichart. **The motion carried unanimously.***
- **K-Hill Cul-de-sac Land Development Plan:** The Planning Commission reviewed a request to extend a cul-de-sac to support future subdivision of Lot 3. The project was proposed in phases to avoid triggering NPDES permit requirements. Discussion included property corners, deed of dedication, net vs. gross lot area, stormwater and snow easement designations, and pending approval from the Abbottstown-Paradise Joint Sewer Authority (APJSA). *Ronald L. Weidner made a motion to recommend to the Board of Supervisors to conditionally approve the K-Hill Cul-de-sac Plan pending satisfaction of conditions discussed in the township engineer's letter, seconded by Christine Myers. **The motion carried unanimously.***
- **Pennwood Products:** The applicant has not yet addressed all engineering comments. The Planning Commission briefly discussed traffic access options and supported forwarding traffic impact comments to PennDOT. *Christine Myers made a motion to forward Chad Clabaugh's comments to PennDOT, seconded by Ronald L. Weidner. **The motion carried unanimously.***
- The Commission also discussed concerns with the sidewalk waiver request, tree buffer impacts, and sight distances. *Ronald L. Weidner made a motion to table the Pennwood Products plan pending resolution of outstanding issues, seconded by Lela Reichart. **The motion carried unanimously.***

- **Stormwater Management and Zoning Regulations (Pervious/Impervious Surfaces):** The Commission discussed clarifying the definition of impervious coverage, particularly for stone under mulch and similar conditions. Revisions to the zoning ordinance were reviewed. *Ronald L. Weidner made a motion to recommend that the Board of Supervisors authorize the advertisement of a public hearing for proposed amendments to the following sections of the Zoning Ordinance: §150-5, 150-32, 150-38, 150-44, 150-51, 150-58, 150-66, 150-74, and 150-65, seconded by Lela Reichart. The motion was unanimously approved.*
- **Highway Classification Map:** Recommendation to authorize County Planning to remove the Build To requirements, as recommended by the Planning Commission. *Christine Myers made a motion to table the Highway Classification Map item, seconded by Ronald L. Weidner. The motion carried unanimously.*
- *Lela Reichart made a motion to recommend the Board of Supervisors to authorize County Planning to remove the Build To requirements, as recommended by the County, seconded by Ronald L. Weidner. The motion carried unanimously.*

**Township Engineer Comments:** Provided throughout project discussions, including major review input on the Pennwood Products, Final Grade, and K-Hill plans. Key concerns included traffic impact, sidewalk waivers, stormwater management, and establishing clear phase triggers for future development. The engineer also expressed support for a roundabout option at Primrose, citing safety, cost-effectiveness, and reduced long-term maintenance compared to traffic signals.

**ACOPD Comments:** Andrew Merkel shared examples of large-scale data center developments—such as a site with eight buildings in Virginia—to help inform future zoning ordinance considerations related to data centers, battery storage, and similar uses. These examples were provided for informational purposes only.

**Zoning Officer Comments:** No further comments.

**Township Supervisor Comments:** Jeremy Smith: “Thanks for coming out.” Ryan Groft: “Thanks for coming.”

**Member Comments:** No further comments.

**Public Comments:** No further comments.

**Adjournment:** *Ronald L. Weidner made a motion to adjourn the meeting at 8:48 PM, seconded by Lela Reichart. The motion carried unanimously.*

Respectfully submitted,



Megan Carper  
Secretary/Treasurer