

Hamilton Township Planning Commission

Regular Meeting Minutes
4/18/2023

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

Chairman Mel Lebo announced that Jessica Baim is no longer with us, and has accepted a job with Carroll Twp. He also announced James Graham will be helping with our Zoning.

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

Also Present: Assistant Secretary Hannelore Furst, Chad Clabaugh P.E., of C.S. Davidson, Inc., Andrew Merkel of ACOPD and Zoning Officer James Graham of PMCA.

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. *Ira Bitner made a motion to approve the current agenda with a second by Ronald L. Weidner. **Motion carried unanimously.***

Minutes: The minutes dated March 21, 2023, for the regular meeting were presented for approval. *A motion to approve was made by Ira Bitner with a second by Ronald L. Weidner. **Motion carried unanimously.***

New Business: Nothing to report.

Old Business:

- A. Redding Properties: Jack Powell, Project Engineer for the Redding Properties LLC, reported that after several in-house discussions, a decision was made to withdraw the plans for Hotel LDP at 3345 Carlisle Pike, and will be evaluating other options, possibly a mini storage, to develop the property. (An email was provided dated April 5, 2023.) The escrow will be held for their next plan. *A motion was made to remove the plans from the agenda by Ira Bitner with a second by Ronald L. Weidner. **Motion carried unanimously.***
- B. K-Hill Enterprises, LLC.: Susie Kaiser was present. Engineer Jack Powell stated the attorneys for both sides are still reviewing. *A motion to table was made by Ira Bitner with a second by Ronald Weidner. **Motion carried unanimously.***

Ordinance Amendment Status/Completion:

- A. Stormwater Ordinance: *A motion to table was made by Ira Bitner with a second by Ronald L. Weidner. **Motion carried unanimously.***
- B. Estate Lots: Andrew Merkel of ACOPD presented a handout on data from 2001 to 2022 about proposed lots in the different districts. He stated they do not track lots, this is for current plans, according to the ordinance. There are some proposed but not executed. County only reviews the plans, and the Township approves or disapproves the plans. The population data is projected by the building permits. His handout is not intended to feed the school population information.
- C. AP District: Andrew Merkel's handout shows the number of submitted residential lots broken down for 2001-2022 for a total of 270 with an average per year of 2 proposed lots per year, and 1986-2000 with a total of 902 with an average of 64 per year. He stated that the county uses

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this information from submitted permits for land use planning, and people need to check with the township to confirm if the plans are still valid. He stated the County is required to retain the Subdivision and Land Development records permanently. He stated that the school district can access information through the Adams County website, but no one has contacted them for any information. The principle that the county operates under 2 things: keep any building from prime soil and keep the parcels together if possible. Economic development should be based on science and not our wishes. *A motion to table was made by Ira Bitner with a second by Ronald Weidner. Motion carried unanimously.*

- D. Warehouse/Truck terminals: *A motion to table was made by Ira Bitner with a second by Ronald Weidner. Motion carried unanimously.*
- E. Airbnb/Short Term Rentals: Andrew Merkel of ACOPD provided a handout on Homestays and Vacation rentals-
- Homestays: you are renting one room, owner resides on the premises, registers with the county treasurer's office, and makes a payment of Hotel Room Rental Tax.
 - Vacation Rentals: owner shall be within 15 minutes' drive of the property, limited to two persons per bedroom and two additional persons and makes a payment of Hotel Room Rental Tax.

Andy stated a Zoning Ordinance is not a place to put a nuisance policy. There was a discussion on who would be enforcing the policy. *A motion to remove was made by Ira Bitner with a second by Ronald Weidner. Motion carried unanimously.*

- F. EV Electric Vehicles: A handout was provided, and Mel Lebo requested the Board review to discuss at May's meeting. He mentioned that he has not found anywhere that there are restrictions on the charging stations distances from the gas pumps.

Adams County Planning & Development Comments: Nothing

Township Engineer's Comments: Chad Clabaugh P.E., of C.S. Davidson provided a DRAFT traffic control diagram of what he thought would be a good solution to Royal Farms entrances. ***This draft is for discussion purposes only.*** The Traffic Impact Study for Royal Farms still shows only two entrances/exits. There was a discussion on the possibilities of several roundabouts or more traffic signals. *The motion was made by Ronald L. Weidner, with a second by Ira Bitner, to recommend the supervisors to move forward to declare the township's interest in working with the County and State to improve the Cross Keys intersection. (Routes 94 and 30). Motion carried unanimously.*

Township Zoning Officer: Nothing

Township Supervisors Comment: Jeremy Smith stated he agrees with following up on electric car info and Crosskeys Intersection.

Members Comments: Lela Reichart thanked the Township for the flowers on the passing of her husband.

Public Comments: None

A motion was made by Ronald L. Weidner to adjourn the meeting at 9:00 PM; with a second by Ira Bitner. Motion carried unanimously.

Respectfully submitted.

Hannelore Furst
Recording Secretary