

HAMILTON TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
August 18, 2026

CALL TO ORDER: The regular meeting of the Hamilton Township Planning Commission was called to order at 7:00 p.m. by Chairman Mel Lebo.

MEMBERS PRESENT: Mel Lebo, Chairman; Ronald L. Weidner; and Lela Reichart.

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

ADOPTION OF THE AGENDA PER ACT 65: *Motion by Ronald L. Weidner to adopt the agenda per Act 65, seconded by Lela Reichart. The motion was unanimously approved.*

MINUTES OF JULY 21, 2026 MEETING, AND ACTION THEREON: *Motion by Ronald L. Weidner to approve the minutes of the July 21, 2026 Planning Commission meeting, seconded by Lela Reichart. The motion was unanimously approved.*

NEW BUSINESS:

PROPOSED WAWA TIS SCOPE: The Commission discussed the proposed Wawa Traffic Impact Study (TIS) scope for the project in Berwick Township. PennDOT is requesting input from affected municipalities regarding the scope of the study, including the intersections and roadways to be evaluated. The Commission also discussed the proposed right-in/right-out driveway between Turkey Hill and the Wawa site and noted that additional opportunities for Township input will occur during the TIS process. *Motion by Ronald L. Weidner to recommend that the Board of Supervisors move forward with review of the Wawa plans and allow C.S. Davidson to communicate with the applicant regarding the proposed TIS scope, seconded by Lela Reichart. The motion was unanimously approved.*

OLD BUSINESS:

ACTI TRAFFIC IMPACT SCOPING: An update was provided regarding the ACTI Traffic Impact Scoping. The scoping meeting has been held, and the project is moving forward with the traffic impact study. The Township will continue to have opportunities to provide input during the traffic-impact process. *Motion by Ronald L. Weidner to table the matter, seconded by Mel Lebo. The motion was unanimously approved.*

ESH STORMWATER MANAGEMENT PLAN: An update was provided regarding the Esh Stormwater Management Plan. The Township recently received the plan, and the Township Engineer is working to complete the engineering review, with the goal of having any necessary corrections addressed before the September Planning Commission meeting. *Motion by Ronald L. Weidner to table the matter, seconded by Lela Reichart. The motion was unanimously approved.*

ESH SUBDIVISION: No new information or action was received regarding the Esh Subdivision. *Motion by Ronald L. Weidner to table the matter, seconded by Lela Reichart. The motion was unanimously approved.*

PENNWOOD PRODUCTS: No new information was received regarding the Pennwood Products Land Development Plan. The applicant is expected to address the outstanding stormwater comments and return with a revised plan. *Motion by Ronald L. Weidner to table the matter, seconded by Lela Reichart. The motion was unanimously approved.*

HIGHWAY CLASSIFICATION MAP: The Commission reviewed the proposed Roadway Classification Map, Roadway Classification List, and related amendments to Chapter 135 and the SALDO. Discussion included roadway classifications and outdated provisions relating to stop signs, speed limits, and bridge/weight restrictions. Township staff will continue verifying existing conditions and preparing the proposed revisions. *Motion by Ronald L. Weidner to table the matter, seconded by Lela Reichart. The motion was unanimously approved.*

ZONING ORDINANCE – ORGANIZATION OF PERFORMANCE STANDARDS: Discussion continued regarding reorganization of the Performance Standards section of the Zoning Ordinance. *Motion by Ronald L. Weidner to table the matter, seconded by Lela Reichart. The motion was unanimously approved.*

Approved 9/15/26

SIGN ORDINANCE REVIEW: The proposed amendments to the Sign Ordinance were reviewed. Discussion included sign classifications and definitions, setbacks, sign height and area, landscaping, lighting, and design standards. Planning Commission members will review the proposed revisions for further discussion at the next meeting. *Motion by Ronald L. Weidner to table the matter, seconded by Lela Reichart. The motion was unanimously approved.*

OTHER BUSINESS:

PA 94 CROSS KEYS CORRIDOR IMPROVEMENT COMMITTEE: The item was discussed briefly. *Motion by Ronald L. Weidner to table the matter, seconded by Lela Reichart. The motion was unanimously approved.*

PLANNING COMMISSION ALTERNATE: Discussion was held regarding recommending an alternate member for the Planning Commission. *Motion by Mel Lebo to recommend to the Board of Supervisors the appointment of Tony Long as an alternate member to the Planning Commission, seconded by Ronald L. Weidner. The motion was unanimously approved.*

TOWNSHIP ENGINEER COMMENTS: No additional comments.

ACOPD COMMENTS: No additional comments.

ZONING OFFICER COMMENTS: No additional comments.

TOWNSHIP SUPERVISOR COMMENTS: Ryan Groft raised a question regarding the new traffic signal along the PA 94 corridor. Discussion followed regarding the location of the signal and the circumstances surrounding its placement, including development and traffic history in that area.

MEMBERS' COMMENTS: Mel Lebo discussed a proposed indoor multipurpose sports complex in the New Oxford area and recommended inviting a representative from Pinnacle Indoor Sports to attend a future Planning Commission meeting to discuss the project and feasibility study. The Commission also discussed reviewing and updating the Township's data center ordinance, including potential standards related to cooling, water use, noise, landscaping, and infrastructure impacts. Members will review the existing Township ordinance and an available model ordinance for further discussion.

PUBLIC COMMENT: No comments.

ADJOURNMENT

Motion by Mel Lebo to adjourn the meeting at 8:27 p.m., seconded by Lela Reichart. The motion was unanimously approved.

Respectfully submitted,



Megan Carper

Secretary/Treasurer