

Approved 9/16/25

HAMILTON TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
8/19/2025

CALL TO ORDER: The meeting was called to order at 7:00 PM by Chairman Mel Lebo.

MEMBERS PRESENT: Mel Lebo, Chairman; Ira Bitner, Vice Chairman; Ronald L. Weidner; Lela Reichart. **NOT PRESENT:** Christine Myers.

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

ADOPTION OF THE AGENDA PER ACT 65: Mel Lebo noted that an item — Final Grade Land Development Plan — had been inadvertently omitted and was added to the agenda prior to the meeting. *Motion by Ira Bitner to adopt the agenda as amended, seconded by Ronald L. Weidner. **The motion carried unanimously.***

APPROVAL OF MINUTES: *Motion by Ronald L. Weidner to approve the minutes of the July 15, 2025, Planning Commission meeting as written, seconded by Ira Bitner. **The motion carried unanimously.***

OLD BUSINESS:

Redding Rentals – Athletic Complex: Representatives from Clubhouse Athletics (Cory Betz, Colby Betz, and Alex Gett) presented plans for a proposed 150' × 325' indoor athletic facility on a 13-acre parcel, including training areas, batting cages, and multi-use courts, with additional outdoor practice space. The applicants are seeking several zoning variances, including those related to building placement, exterior design, and parking. A PennDOT traffic impact scoping application was submitted and is under review by the Township Engineer. The applicants described general operations and anticipated usage. As part of their presentation, the representatives submitted a letter of support from Matthew Posner, a career military officer, orthopedic sports surgeon, and dedicated member of the local community. A Zoning Hearing is scheduled for September 30, 2025, at 7:00 PM at the Township building. *Motion by Ronald L. Weidner to table the Redding Rentals discussion, seconded by Ira Bitner. **The motion carried unanimously.***

Cashman Development Stormwater Management Plan: *Motion by Ronald L. Weidner to table the Cashman Development discussion, seconded by. **The motion carried unanimously.***

Pennwood Products: *Motion by Ronald L. Weidner to table this discussion, seconded by Ira Bitner. **The motion carried unanimously.***

Highway Classification Map: *Motion by Ronald L. Weidner to table this discussion, seconded by Ira Bitner. **The motion carried unanimously.***

Approved 9/16/25

Data Center Proposal: Discussion noted that the proposal has been placed on hold and is not moving forward at this time. *Motion by Ronald L. Weidner to remove the Data Center Proposal from the agenda until further notice, seconded by Ira Bitner. The motion carried unanimously.*

Land Development Definition: Discussion surrounding ongoing ambiguity in interpreting what constitutes land development. Additional clarification is needed for consistent application of the ordinance. County to weigh in and report back. *Motion by Ira Bitner to table this discussion for continued review, seconded by Ronald L. Weidner. The motion carried unanimously.*

Esh Subdivision Plan: A revised two-lot subdivision plan was submitted, replacing the prior three-lot version to avoid zoning issues. *Motion by Ronald L. Weidner to accept the revised Esh Subdivision Plan for review, seconded by Ira Bitner. The motion carried unanimously.*

NEW BUSINESS:

Final Grade Land Development Plan: The applicant resubmitted a plan for review. *Motion by Ronald L. Weidner to accept the Final Grade Land Development Plan for review, seconded by Ira Bitner. The motion carried unanimously.*

Proposed Zoning Map Amendment: The Commission reviewed a petition to rezone approximately 169 acres at 242 Pine Run Road from Mixed Use (MU) to Agricultural Preservation (AP), with a small MU frontage retained along Route 94. The applicants explained the change would allow subdivision into three farm parcels without triggering costly MU requirements such as interior street construction. Members emphasized that residents have consistently voiced opposition to additional commercial development and support for farmland preservation over the higher-density development that could occur under current MU zoning. It was clarified that Pennsylvania law requires municipalities to allow every lawful use somewhere, but does not mandate set acreage amounts, so reducing MU here is legally permissible, so long as MU exists somewhere in the Township. Commissioner Lela Reichart opposed, clarifying that her position was not against agriculture or farmland preservation but was based on long-term, visionary planning. She explained her concern was with maintaining flexibility for future requests and addressing such changes through a larger, township-wide rezoning effort rather than on a parcel-by-parcel basis. *Motion by Ronald L. Weidner to recommend approval of the proposed zoning map amendment to the Board of Supervisors, seconded by Ira Bitner. The motion carried 3–1, with Reichart opposed.*

TOWNSHIP ENGINEER COMMENTS: Chad Clabaugh asked what is going to be done with the Cross Keys Corridor Traffic Impact Study and how to ensure its recommendations, including the Eisenhower Extension, are not overlooked. County Planning staff agreed to take this back for follow-up with the County.

ACOPD COMMENTS: The County Planner had no additional comments at this time.

ZONING OFFICER COMMENTS: The Zoning Officer had no additional comments at this time.

Approved 9/16/25

TOWNSHIP SUPERVISOR COMMENTS: Supervisor Jeremy P. Smith commented that it is his understanding that most Hamilton Township residents would prefer to see three homes on the property rather than other potential development options.

MEMBERS' COMMENTS: Lela Reichart clarified that her opposition was not against agriculture or farmland preservation. As both a farmer and a representative of the Pennsylvania Department of Agriculture, she explained that her concern was with long-term, visionary planning. She stated that her position focused on ensuring the Township maintains flexibility for future requests and planning on a larger, township-wide scale.

PUBLIC COMMENTS:

Heidi Hartlaub stated her support for farmland preservation and expressed she felt that rights under the Pennsylvania Constitution, Article 1, Section 1, are being violated.

Resident Ryan Fox followed up on an earlier zoning question. It was noted that full build-out of existing commercial areas would not automatically require new rezonings, though redevelopment is possible. Members acknowledged there are differing legal opinions on this matter and encouraged that it be reviewed with the Township Solicitor for clarification. Chairman Mel Lebo added that the Township may wish to review the zoning ordinance to check current “uses by right” and consider whether some could be expanded.

ADJOURNMENT: *Motion by Ronald L. Weidner to adjourn the meeting at 8:43 PM, seconded by Ira Bitner. **The motion carried unanimously.***

Respectfully submitted,

Megan Carper
Secretary/Treasurer