

HAMILTON TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes

February 17, 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; Ira Bitner, Vice Chairman; Ronald L. Weidner; and Christine Myers.

ALSO PRESENT: James Graham, Zoning Officer; 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 Ira Bitner. The motion was unanimously approved.*

MINUTES OF JANUARY 13, 2026 PLANNING COMMISSION WORKSHOP, AND ACTION THEREON: *Motion by Ronald L. Weidner to approve the minutes of the January 13, 2026 Planning Commission workshop as presented, seconded by Ira Bitner. The motion was unanimously approved.*

MINUTES OF JANUARY 20, 2026 MEETING, AND ACTION THEREON: *Motion by Ronald L. Weidner to approve the minutes of the January 20, 2026 Planning Commission meeting as written, seconded by Ira Bitner. The motion was unanimously approved.*

NEW BUSINESS:

H & H GENERAL EXCAVATION – FINAL MINOR REVERSE SUBDIVISION PLAN: The Commission reviewed the H & H General Excavation Final Minor Reverse Subdivision Plan. The applicant proposes to combine two existing parcels into one. Members discussed the location of the properties and confirmed that both parcels are currently owned by the applicant. *Motion by Ira Bitner to accept the H & H General Excavation Final Minor Reverse Subdivision Plan for review, seconded by Ronald L. Weidner. The motion was unanimously approved.*

ZONING ORDINANCE – ORGANIZATION OF PERFORMANCE STANDARDS: Andrew Merkel, Adams County Office of Planning & Development (ACOPD), provided an overview of the Performance Standards section of the Township Zoning Ordinance. The review was prompted by prior discussions regarding organization and usability of the ordinance. Andrew explained that as amendments have been adopted over time, certain sections have become difficult to navigate, and he prepared an updated reference table to assist with identifying applicable standards and improving overall clarity. The Planning Commission briefly discussed the information presented and agreed that additional time would be helpful to review the materials and consider potential revisions. *Motion by Ronald L. Weidner to table further discussion of the Zoning Ordinance Organization of Performance Standards to a future meeting, seconded by Ira Bitner. The motion was unanimously approved.*

OLD BUSINESS:

HIGHWAY CLASSIFICATION MAP: No new updates were provided at this time. *Motion by Ronald L. Weidner to table the Highway Classification Map discussion, seconded by Ira Bitner. The motion was unanimously approved.*

Approved 3/16/26

LAND DEVELOPMENT DEFINITION: No new updates were provided at this time. *Motion by Ronald L. Weidner to table the Land Development Definition discussion, seconded by Ira Bitner. The motion was unanimously approved.*

COMMENTS:

TOWNSHIP ENGINEER COMMENTS: No comments.

ACOPD COMMENTS: No additional comments.

ZONING OFFICER COMMENTS: No additional comments.

TOWNSHIP SUPERVISOR COMMENTS: Jeremy P. Smith thanked ACOPD for preparing the materials and noted that there were several items identified that could be reviewed and potentially improved. Ryan Groft asked Andrew Merkel for his thoughts regarding the Commonwealth's recently released housing policy discussions. Andrew provided brief general comments regarding statewide housing policy considerations.

MEMBERS' COMMENTS: Christine Myers asked that Township Engineer Chad Clabaugh and his family be kept in everyone's thoughts and prayers.

PUBLIC COMMENT: No public comment.

ADJOURNMENT: Motion by Ronald L. Weidner to adjourn the meeting, seconded by Ira Bitner. The motion was unanimously approved. The meeting adjourned at 7:46 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Megan Carper', with a long horizontal flourish extending to the right.

Megan Carper
Secretary/Treasurer