

**Hamilton Township Planning Commission**  
Regular Meeting Minutes  
2/18/2025

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

**Present:** Mel Lebo, Chairman; 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); Melissa Kelso, Esq. (Solicitor), and Megan Carper, Secretary/Treasurer.

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

**Minutes of the January 21, 2025, Meeting:** The regular meeting minutes of the January 21, 2025, were presented for approval. *Christine Myers made a motion to approve the minutes as written, seconded by Ronald L. Weidner. **The motion carried unanimously.***

**New Business:** There was no new business presented for discussion.

**Old Business:**

- **O'Brien Subdivision:** The Commission reviewed updated information regarding the O'Brien Subdivision. The county's comments were issued two weeks ago. Additional documentation has been received but has yet to be fully reviewed. *Ronald L. Weidner made a motion to table the O'Brien Subdivision approval until the next meeting, seconded by Ira Bitner. **The motion carried unanimously.***
- **Pennwood Products:** The traffic engineer's report noted concerns, with majority of impacts affecting the borough. The developer has been contacted, and an update is expected next month. *Ronald L. Weidner made a motion to table this discussion, seconded by Ira Bitner. **The motion carried unanimously.***
- **Stormwater Management and Zoning Regulations (Pervious/Impervious Surfaces):** The Commission continued discussions on stormwater management and zoning regulations, specifically the impact of pervious and impervious surface requirements. *Ronald L. Weidner made a motion to table this discussion, seconded by Ira Bitner. **The motion carried unanimously.***
- **Cross Keys Intersection (Traffic Impact Studies/Corridor Study):** The Commission also discussed the Cross Keys Intersection Traffic Impact Study and the broader Cross Keys Corridor Study. *Lela Reichart made a motion to table this discussion, seconded by Ronald L. Weidner. **The motion carried unanimously.***
- **Ordinance Amendment Status/Completion:** No ordinances under review at this time.
- **Highway Classification Map:** The Commission discussed the need for an official street classification map, as the current Subdivision and Land Development Ordinance (SALDO) references classifications such as arterial, collector, and local streets but lacks an official map. Andrew Merkel from ACOPD confirmed that the county could assist in developing this map. Township Engineer Chad Clabaugh recommended that the map should not be added to the zoning ordinance but instead be included in Chapter 135 – Vehicles and Traffic of the Township Code. *Mel Lebo made a motion to recommend to the Board of Supervisors to request that the County Planning Department provide Hamilton Township with a Street Classification Map consistent with the classifications in the SALDO, along with suggested language to edit the SALDO references to a map in the zoning ordinance and instead add the map to Ch 135, seconded by Ira Bitner. **The motion carried unanimously.***

Approved 03/18/2024

- **Discussion: Updating the Description for the Commercial Zoning District:** The Hamilton Township Planning Commission discussed updating commercial zoning, particularly warehouse development at Cross Keys due to its highway access and minimal township road impact. Residents voiced strong concerns about traffic congestion, environmental effects, long-term infrastructure strain, and the township's future character. Ted Evgeniadis (Lower Susquehanna Riverkeeper) presented *Living with Logistics*, a PennFuture guide on regulating warehouse expansion, emphasizing zoning definitions, environmental protections, and traffic concerns. Heidi Hartlaub warned that large-scale warehouses would increase truck traffic on local roads, burden taxpayers with road maintenance, and diminish the township's rural character, urging officials to prioritize small businesses over distribution centers. Pat Faye questioned whether the township was legally required to allow mega-warehouses and whether size restrictions could help mitigate traffic and infrastructure strain. Bill Popovish cautioned that industrial expansion could spiral out of control, citing Kindig Lane in Conewago, where warehouses replaced green space, bringing heavy truck traffic with little local benefit. Ryan Fox pointed to the regulations in Paradise and Mount Joy Townships, which limit warehouse size and hours, arguing for similar restrictions in Hamilton to prevent oversized, underutilized structures. Some residents suggested limiting warehouse height and square footage, differentiating between distribution centers and lower-impact storage facilities. The Commission debated infrastructure concerns, truck staging, and whether to impose temporary restrictions on warehouse development, but legal concerns over enforceability led to a focus on drafting new zoning rules instead. A timeline was proposed to have a draft ordinance ready for review before the next Planning Commission meeting. *Mel Lebo made a motion to table this discussion, seconded by Ira Bitner. The motion carried unanimously.*

**Public Comments:** Heidi Hartlaub “*Thank you for listening to us.*”

**Township Engineer Comments:** No further comments.

**ACOPD Comments:** No further comments.

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

**Member Comments:**

Mel Lebo: “*I want to thank everyone for a great discussion. Believe it or not, this job is very difficult. It can be challenging, but discussions like this are important.*”

**Township Supervisor Comments:**

Jeremy Smith: “*I want to thank everyone for coming out and for the great discussion. I agree that if we're going to keep warehousing in the commercial district, we need to go through the proper process and keep it there, rather than removing it just to put it back later.*”

Ryan Groft: “*Thanks to everyone for coming out. Looking forward to seeing you at upcoming meetings.*”

Ronald Weidner: “*Thanks for coming. Whether you attend the supervisor meetings or these sessions, you will always have your say—I promise you that.*”

**Adjournment:** *A motion was made by Ronald L. Weidner to adjourn the meeting at 9:39 PM, seconded by Ira Bitner. The motion carried unanimously.*

Respectfully submitted,

*Megan Carper*

Megan Carper  
Secretary/Treasurer