

Approved 7/15/25

HAMILTON TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
6/17/2025

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; Christine Myers.

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

ADOPTION OF THE AGENDA PER ACT 65: *Motion by Mel Lebo to adopt the agenda with the removal of Item #7 (Cross Keys – Alternative Medical and Wellness Complex) as no formal application had been submitted at this time, seconded by Ira Bitner. **The motion carried unanimously.***

APPROVAL OF MINUTES: *Motion by Ira Bitner to approve the minutes of the May 19, 2025, Planning Commission meeting as written, seconded by Ronald L. Weidner. **The motion carried unanimously.***

NEW BUSINESS: No new business was presented at this meeting.

OLD BUSINESS:

Esh Subdivision Plan: Discussion continued regarding the proposed subdivision and the outstanding review comments by the Township Engineer and Adams County. Additional clarification is needed on lot configuration. *Motion by Ronald L. Weidner to table the Esh Subdivision Plan, seconded by Lela Reichart. **The motion carried unanimously.***

Final Grade Land Development Plan: The Commission reviewed Adams County's and Township Engineer's recommendations and discussed multiple unresolved issues, including incomplete plan submission, outstanding fees, and deficiencies noted in the County's April 11, 2025 review letter. Recommendation to deny based on those reviews was discussed. *Motion by Mel Lebo to recommend denial of the Final Grade Land Development Plan based on the engineer's comments dated May 30, 2025, seconded by Ronald L. Weidner. **The motion carried unanimously.***

Pennwood Products: Further review was conducted of the plan revisions. Stormwater design and fencing requirements were discussed in depth. Additional coordination is expected with the applicant. *Motion by Ronald L. Weidner to table the Pennwood Products plan, seconded by Ira Bitner. **The motion carried unanimously.***

Highway Classification Map: Discussion was held regarding updates to the Highway Classification Map as part of long-term planning and ordinance alignment. Andrew Merkel of

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Adams County provided clarification regarding the map update process and noted that updates should align with PennDOT and County records and may be adopted via ordinance. *Motion by Ronald L. Weidner to table the Highway Classification Map discussion, seconded by Ira Bitner. The motion carried unanimously.*

OTHER BUSINESS:

Data Center Proposal Discussion: In-depth discussion on potential zoning amendments and regulations related to Data Center uses. Comments from the Zoning Officer, Township Engineer, County Planner, and Planning Commission members included noise considerations, utility needs, electrical infrastructure, cooling systems, and screening requirements. *No action was taken, as this was a discussion item only at this time.*

TOWNSHIP ENGINEER COMMENTS: The Township Engineer had no additional comments at this time.

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

ZONING OFFICER COMMENTS: The Zoning Officer requested clarification from the County Planner regarding SALDO frontage requirements in the Commercial and Development zoning districts.

TOWNSHIP SUPERVISOR COMMENTS: The Township Supervisor had no additional comments at this time.

MEMBERS' COMMENTS:

- Christine Myers inquired why the Cross Keys item had been removed from the agenda. The Chairman explained that the item was tabled as no formal application had been submitted at this time.
- Lela Reichart asked a clarifying question regarding the status of the Miller property. The County Planner noted that the review process was still underway.

PUBLIC COMMENTS: No public comments were received.

ADJOURNMENT: *Motion by Ronald L. Weidner to adjourn the meeting at 9:04 PM, seconded by Ira Bitner. The motion carried unanimously.*

Respectfully submitted,

Megan Carper

Megan Carper
Secretary/Treasurer