

Hamilton Township Planning Commission
Regular Meeting Minutes
3/18/2025

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; Jason Reichard, representative from C.S. Davidson; Andrew Merkel, Adams County Office of Planning & Development (ACOPD); 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 February 18, 2025, were presented for approval. *Ronald L. Weidner made a motion to approve the minutes as written, seconded by Ira Bitner. **The motion carried unanimously.***

New Business:

- **Final Grade Land Development Plan:** Jack Powell, representing Final Grade, presented updates to the land development plan. Jack stated that wetland delineation showed no violations, materials previously over the property line had been removed, and pavement beyond the boundary would also be taken out. A new office building is proposed to replace an existing container that does not meet setback requirements. The Commission discussed the possibility of issuing a building permit for the new office prior to full plan approval, noting the proposed structure meets all requirements. *Ronald L. Weidner made a motion to accept the Final Grade Land Development Plan for review, seconded by Ira Bitner. **The motion was unanimously approved.***
- **Powell Subdivision:** A minor subdivision plan was submitted to create a new lot which includes primary and backup septic sites, meets all frontage and acreage requirements, and will be accessed via Winding Lane. An easement is proposed to protect visual access to the pond from the roadway. *Christine Myers made a motion to accept the Powell Subdivision Plan for review by the County and township engineer, seconded by Ronald L. Weidner. **The motion was unanimously approved.***
- **K-Hill Cul-de-sac Land Development Plan:** The applicant presented a plan to extend North Pheasant Way and install a cul-de-sac for future development, dedicating the right-of-way to the Township. No subdivision is proposed at this time, and the project is below the one-acre threshold requiring an NPDES permit. The project includes sewer extension and appropriate stormwater accommodations. The Commission discussed whether the project should be classified as land development and agreed to proceed under that category. *Lela Reichart made a motion to accept the plan for review, seconded by Ronald L. Weidner. **The motion was unanimously approved.***
- **Yoder Subdivision:** A representative appeared on behalf of the applicant to request withdrawal of the submitted minor subdivision plan. Due to recent medical circumstances, the applicant no longer intends to proceed with development. *Ronald L. Weidner made a motion to remove the Yoder Subdivision from the agenda, seconded by Ira Bitner. **The motion was unanimously approved.***

Old Business:

- **O'Brien Subdivision:** The Planning Commission discussed final revisions to the O'Brien Subdivision plan, including zoning boundary labeling and required site distances for the proposed driveway. The applicant's representative confirmed that all remaining engineer comments would be addressed. *Ronald L. Weidner made a motion to recommend conditional approval of the O'Brien Subdivision plan to the Board of Supervisors, contingent upon all outstanding comments being resolved prior to their next meeting, seconded by Ira Bitner. **The motion was unanimously approved.***
- **Pennwood Products:** The traffic engineer's report noted concerns, with the 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.***

Approved 4/15/2025

- **Stormwater Management and Zoning Regulations (Pervious/Impervious Surfaces):** *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 Planning Commission noted that the final traffic impact study for the Cross Keys Corridor had been completed. *Ronald L. Weidner made a motion to remove this item from the current agenda, seconded by Ira Bitner. The motion was unanimously approved.*
- **Highway Classification Map:** The Planning Commission discussed the current version of the street classification map and received background information from the Township Engineer regarding how road classifications are determined and managed across different jurisdictions. It was noted that additional data reconciliation is needed between municipal, PennDOT, and county records. *Ronald L. Weidner made a motion to table the Highway Classification Map item, seconded by Ira Bitner. The motion was unanimously approved.*
- **Discussion: Updating the Description for the Commercial Zoning District:** The Planning Commission held a detailed discussion on proposed zoning ordinance revisions related to warehouse and logistics uses, including truck terminals, distribution centers, fulfillment centers, and warehouse logistics centers. Andrew Merkel outlined the key changes, which included updated definitions, classification by facility size, and related performance standards. Jack Powell asked whether the new regulations would impact contractor-type uses, such as material storage yards. It was clarified that contractor uses are separately defined, and additional language could be added to further distinguish them. Lela Reichart raised a question about other potential uses, such as data centers, and it was noted that these are considered separate from warehouse uses. The Commission also discussed the importance of long-term maintenance of vegetative buffers. *Mel Lebo made a motion to recommend that the Board of Supervisors conduct a public hearing and adopt the revised zoning ordinance pertaining to truck terminals, distribution centers, fulfillment centers, and warehouse logistics centers, as outlined in Article 11 – Commercial Zoning and Article 12 – Employment/Industrial Zoning, seconded by Ira Bitner. The motion was unanimously approved.*

Township Engineer Comments: No further comments.

ACOPD Comments: No further comments.

Zoning Officer Comments: No further comments.

Township Supervisor Comments: No further comments.

Member Comments:

Mel Lebo commented on the warehouse zoning discussion, “A lot of hard work went into this. Thank you for your support.”

Ira Bitner added, “Long time coming... a lot of time went into this.”

Public Comments: **Heidi Hartlaub** said, “Thank you for working on that and all the time and effort you put into that.”

Tony Long added, “Kudos to Andrew and the county, because I think you had the lion’s share of this.”

Donna Vacek followed up with, “And don’t forget Chad — he had a big part in this too.”

Adjournment: *Ronald L. Weidner made a motion to adjourn the meeting at 8:38 PM, seconded by Ira Bitner. The motion carried unanimously.*

Respectfully submitted,

Megan Carper

Megan Carper
Secretary/Treasurer