

## Hamilton Township Planning Commission

Regular Meeting Minutes  
3/21/2023

Meeting was called to order at 7:00 PM by Vice Chair Ira Bitner.

Members Present: Mel Lebo, Ira Bitner, Ronald L. Weidner, Christine Myers, Lela Reichart, Alternate Susie Kaiser.

Also Present: Assistant Secretary/Zoning Officer Jessica Baim, Chad Clabaugh P.E., of C.S. Davidson, Inc., Andrew Merkel of ACOPD.

Motion to Adopt the Agenda as Presented: Mel Lebo presented the agenda to the Planning Commission and asked if there were any questions or concerns. *Ronald L. Weidner made a motion to approve the current agenda with a second by Ira Bitner. **Motion carried unanimously.***

Minutes: The minutes dated February 21, 2023, for the regular meeting were presented for approval. *A motion to approve was made by Ronald L. Weidner with a second by Lela Reichart. **Motion carried unanimously.***

### New Business:

- A. Adams County Heritage Plan -Jenna Smith (ACOPD) explained the Heritage Plan is part of the Adams County Comprehensive Plan. This has not been updated since 1991 of Historical preservation. The Heritage plan has a vision to encompass preserving, protecting, and promoting historic resources throughout the entirety of the County. She is looking towards all townships, boroughs, or historical associations to provide any locations that feel historic to Adams County. A handout was provided of current farms within the township that have been put on the National register or are ineligible. Are there any known historical resources not listed on the map that can be added or updated? This does not need to be a National Historical location. Lela Reichart suggested contacting the Adams County Barn Association for locations. A few locations brought up for addition are the Hamilton Township old election building on corner of Old Mill Road, and Pine Run Road. Also, on the opposing side is the one room schoolhouse. Todd Grim suggested a mileage marker or Lincoln Highway markers stone monument at the corner of the Lana Lobell Farm. Jenna Smith informed if any other locations to submit through website: <https://adams-county-heritage-plan-adamsgis.hub.arcgis.com>.

### Old Business:

- A. K-Hill Enterprises, LLC.: Todd Grim, and Susie Kaiser present. Engineer Jack Powell via Zoom. Chad Clabaugh P.E., of C.S. Davidson reviewed all the cul-de-sac options. Both neighbors present Kitzmiller/Bankert and Ketron which prefer option B for the cul-de-sac. Mr. Bankert feels that option B was offered and now the Township is asking for another option which they are not happy about. Chad Clabaugh P.E., of C.S. Davidson informed that the plan was submitted to the Township back in October, but the Planning Commission did not discuss this till the January meeting. Discussion continued on all the options for the cul-de-sac. Chad Clabaugh P.E., of C.S. Davidson informed that the Planning Commission is only a

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recommendation board and after discussion with the Township Solicitor he was advised to step back and let this be decided by the Developer and the neighbors. Todd Grim questioned if the plan meets the Ordinance, then will the Planning Commission push it through? Ronald L. Weidner felt it should; but needed to figure out the cul-de-sac. Jessica Baim suggested to check about availability with the Township Solicitor to attend the April meeting. Jessica Baim reminded the neighbors to have contact information on the sign in sheet and a follow up phone call will occur on what is happening for the April Planning Commission meeting. *A motion to table until the April Planning Commission meeting was made by Ronald L. Weidner with a second made by Lela Reichart. Motion carried unanimously.*

- B. Redding Properties: No representative present. *A motion to table was made by Ronald L. Weidner with a second made by Ira Bitner. Motion carried unanimously.*

Ordinance Amendment Status/Completion:

- A. Lighting: Stephanie Egger reviewed, the Solicitor provided comments and Andrew Merkel of ACOPD informed the Planning Commission all adjustments were minor and updated on the current draft. *A motion to recommend to the Board of Supervisors to adopt the standalone Ordinance was made by Lela Reichart with a second made by Ronald L. Weidner. Motion carried unanimously.*
- B. Stormwater Ordinance: (Engineer for Review) *A motion to table was made by Ronald L. Weidner with a second made by Lela Reichart. Motion carried unanimously.*
- C. Estate Lots: *A motion to table was made by Ira Bitner with a second made by Lela Reichart. Motion carried unanimously.*
- D. AP District: Andrew Merkel of ACOPD provided a handout showing the number submitted residential lots broken down into 2001-2022 for a total of 270 with an average per year of 22, and 1986-2000 with a total of 902 with an average of 64 per year. Ronald L. Weidner questions if this information was provided to the school district as their numbers are skewed. Andrew Merkel of ACOPD informed the school can access through the Adams County website, but no one has contacted them directly for the information. Lela Reichart questioned if the Planning Commission could see all growth including in each district. Andrew Merkel of ACOPD informed that he can provide the full numbers but will not have broken down for actual construction permits for each district. *A motion to table for time to review potential new approach and Andrew Merkel of ACOPD to provide growth numbers with the Commercial Zoning Districts for the April Planning Commission was made by Ira Bitner with a second made by Lela Reichart. Motion carried unanimously.*
- E. Warehouse/Truck terminals: Andrew Merkel of ACOPD provided an updated Section 150-98.DD for the Planning Commission to review. *A motion to recommend to the Board of Supervisors to forward to the Township Solicitor for review and comment, was made by Ronald L. Weidner with a second made by Christine Myers. Motion carried unanimously.*
- F. Airbnb/Short Term Rentals: Mel Lebo expressed concern over the Township receiving several phone calls about these without anything formal set up. Mel Lebo suggested the Planning Commission review the handout from what Gettysburg Borough has established and return with comments at the April Planning Commission meeting. Andrew Markel of ACOPD informed that he will pull together some standards for Airbnb/short term rentals and provide them at the April Planning Commission meeting. *A motion to table was made by Ira Bitner with a second made by Ronald L. Weider. Motion carried unanimously.*

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Adams County Planning & Development Comments: Andrew Merkel of ACOPD informed they have reached out to the other neighboring Townships at Crosskeys Traffic signal, and they are willing to participate with review of this traffic signal and flow of traffic concerns.

Township Engineer's Comments: Chad Clabaugh P.E., of C.S. Davidson informed Royal Farms has submitted a revised traffic control plan which was forwarded to C.S. Davidson's traffic engineer for review and comments.

He does not currently see a resolution with the Kaiser Subdivision.

Township Supervisors Comment: Jeremy P. Smith informed he will not approve any plan without Township Solicitor's recommendation.

Members Comments: None

Public Comments: None

*A motion was made by Ronald L. Weidner to adjourn the meeting at 9:07 PM; with a second by Ira Bitner. **Motion carried unanimously.***

Respectfully submitted.

Jessica Baim  
Assistant Secretary