

06/17/2025

HAMILTON TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
5/19/2025

The meeting was called to order at 7:00 PM by Vice-Chairman Ira Bitner.

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); and Megan Carper, Secretary/Treasurer.

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

Minutes of the April 15, 2025, Meeting: *Ira Bitner made a motion to approve the minutes of the April 15, 2025, meeting as written, seconded by Ronald L. Weidner. **The motion was unanimously approved.***

New Business:

- **Esh Subdivision Plan:** James Graham provided an overview of the proposed subdivision for the Esh property located at 242 Pine Run Road. The property totals 169 acres and is being subdivided into three farm parcels by a family from Peach Bottom. The plan submission is complete, and payment has been received. The applicants submitted a zoning and construction application for one of the parcels, with the others to follow after subdivision approval. Some pending actions remain. *Ronald L. Weidner made a motion to accept the Esh Subdivision Plan for review, seconded by Ira Bitner. **The motion was unanimously approved.***
- **Discussion: Data Center Standards:** The Planning Commission continued its discussion of proposed standards for Data Centers and Battery Energy Storage Systems (BESS). Andrew Merkel from ACOPD provided an in-depth review of proposed ordinance amendments including noise, lighting, vibration, and utility impact requirements. The Commission discussed appropriate zoning districts for such uses. It was noted that a sound study requirement should also be added to the existing warehouse/truck terminal section. *Christine Myers made a motion to recommend the Board of Supervisors authorize advertising a public hearing for proposed amendments to the Zoning Ordinance regarding Data Centers and Battery Energy Storage Systems (BESS), and to add the requirement of a sound study for truck terminals, distribution centers, fulfillment centers, and warehouses: §§150-5, 150-63, 150-71, 150-98, 150-116, and 150-98.DD(3)(e), seconded by Ira Bitner. **The motion was unanimously approved.***

Old Business:

- **Final Grade Land Development Plan:** The Planning Commission discussed the status of the Final Grade plan. The Township Engineer noted that plans had not yet been received, and fees had not been paid. *Ronald L. Weidner made a motion to table this discussion, seconded by Ira Bitner. **The motion carried unanimously.***
- **Pennwood Products:** Eric Johnston, engineer for Pennwood Products, presented a request for a waiver from the stormwater management ordinance section requiring maximum pond depth of 2 feet. He explained that due to site limitations and standard industry practices, a 4-foot depth to the spillway is necessary. The Planning Commission expressed the need for further input from the Township Engineer before making a recommendation. Eric stated his intention to present the request and asked to be placed on the Board of Supervisors agenda on June 2nd to discuss the matter when the Township Engineer is present. *Ronald L. Weidner made a motion to table the Pennwood Products Plan and waiver request until the June 2, 2025 Board of Supervisors meeting to allow for discussion with Township Engineer Chad Clabaugh, seconded by Ira Bitner.*

06/17/2025

- **Highway Classification Map:** Andrew Merkel provided an update on the Township's highway classification map. He explained that the current road list is outdated and requires review and correction based on records from PennDOT, the County's master list, and the 911 center. He and Chad Clabaugh plan to draft an updated classification proposal for Planning Commission review. *Ronald L. Weidner made a motion to table the Highway Classification Map update to allow time for revisions and additional review, seconded by Ira Bitner. **The motion carried unanimously.***

Township Engineer Comments: No further comments.

ACOPD Comments: Andrew Merkel discussed ordinance consistency, long-range planning impacts, and recommended updates related to noise and utility demand. He also noted a new state bill, House Bill 502, that could remove local control over solar energy projects, potentially preempting municipal authority over zoning and permitting. The Planning Commission acknowledged the need to monitor this legislation and its implications for local governance.

Zoning Officer Comments: No further comments.

Township Supervisor Comments: Jeremy Smith: "Thanks for coming out." Ryan Groft: "Thanks Andy for Data Collection Info."

Member Comments: No further comments.

Public Comments: No further comments.

Adjournment: *Ronald L. Weidner made a motion to adjourn the meeting at 8:14 PM, seconded by Ira Bitner. **The motion carried unanimously.***

Respectfully submitted,



Megan Carper
Secretary/Treasurer