

Approved 12/17/24

**Hamilton Township Planning Commission**  
Regular Meeting Minutes  
10/15/2024

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

**Members Present:** Mel Lebo, Ira Bitner, Ronald L. Weidner, Christine Myers, and Alternate, Susie Kaiser. Lela Reichart was not in attendance.

**Also Present:** Zoning Officer James Graham and Megan Carper, Secretary/Treasurer. Chad Clabaugh and Andrew Merkel were not in attendance.

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

**Minutes:** The regular meeting minutes of July 16, 2024, were presented for approval. *Ira Bitner made a motion to approve the minutes from the July 16, 2024, meeting, seconded by Ronald L. Weidner. **The motion carried unanimously.***

**New Business:**

- There was no new business to discuss at this time.

**Old Business:**

- **Pennwood Products:** The primary agenda item was to review the Pennwood Subdivision and Land Development Plan. However, no representatives from Pennwood attended, nor had the necessary fees been submitted. *Ronald L. Weidner made a motion to table the matter until Pennwood fulfills submission requirements, seconded by Ira Bitner. **The motion carried unanimously.***
- **Stormwater Management and Zoning Regulations (Pervious/Impervious Surfaces):** Discussion on updating zoning regulations related to stormwater management and differentiating pervious and impervious surfaces was tabled pending further input from Chad Clabaugh. *Ira Bitner made a motion to table this discussion, seconded by Ronald L. Weidner. **The motion carried unanimously.***
- **New Oxford Logistics LLC (Zoning Hearing scheduled for October 28th):** The upcoming Zoning Hearing for New Oxford Logistics LLC was noted for October 28, 2024. A traffic study was completed and distributed to the relevant parties. *Ronald L. Weidner made a motion to table further discussion on New Oxford Logistics LLC until after the Zoning Hearing, seconded by Ira Bitner. **The motion carried unanimously.***
- **Cross Keys Intersection (Traffic Impact Studies/Corridor Study):** Updates were provided from an October 7 meeting with Michael Baker regarding traffic solutions at the Cross Keys Intersection. Several suggestions were made for traffic flow improvements, though funding remains a barrier. *Mel Lebo made a motion to table the topic until further funding or developments arise, seconded by Ronald L. Weidner. **The motion carried unanimously.***
- **Ordinance Amendment Status/Completion:** The codification status of various township ordinances was reviewed. The only outstanding amendment is the waiver on park and recreation fees, which requires further clarification. Megan Carper agreed to investigate the records from 2022 to confirm the status of this amendment. There was discussion regarding updating hard copies of codified ordinances in the township's official records.

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**Township Engineer Comments:** Not Applicable.

**ACOPD Comments:** Not Applicable.

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

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

**Members Comments:** No further comments.

**Public Comments:** There were no public comments at this time.

**Adjournment:** *A motion was made by Ira Bitner to adjourn the meeting at 7:12 PM, seconded by Ronald L. Weidner. The motion carried unanimously.*

Respectfully submitted.

Megan Carper  
Secretary/Treasurer