

Hamilton Township Planning Commission

Regular Meeting Minutes
1/16/2024

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

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

Also Present: Zoning Officer James Graham

Reorganization: *Ronald L. Weidner motioned to maintain the current positions: Mel Lebo as chairman and Ira Bitner as Vice Chair, seconded by Ira Bitner. **The motion carried unanimously.***

Motion to Adopt the Agenda: *Ronald L. Weidner made a motion to approve the agenda, seconded by Ira Bitner. **The motion carried unanimously.***

Minutes: The regular meeting minutes of December 19, 2023, were presented for approval. *Christine Myers made a motion to approve the minutes with a second by Ronald L. Weidner. **The motion carried unanimously.***

New Business:

- **Neff's Trucking – 1113 Route 194 N:** The board discussed Neff's Trucking's request for a zoning exception, considering compliance issues and setting approval conditions. They agreed to recommend the Zoning Officer to represent the Township at the Zoning Hearing Board. A proposal was made to draft a letter to the Zoning Officer, recommending the Zoning Hearing Board grant a special exception with conditions for operating a trucking business at 1113 Route 194 N due to the township's acceptance of a prior non-conformance. The conditions outlined were: 1) Compliance with land development and stormwater management requirements by Adams County Conservation District and Hamilton Township Engineer, and 2) Adherence to Zoning Ordinance 150-98DD.

Old Business:

- **Little Life Enrichment Stormwater Management:** *A motion to table the discussion was proposed by Ronald L. Weidner with a second by Ira Bitner. **The motion carried unanimously.***
- **Minor Subdivision Herman/Klein:** Discussions involved the Planning Commission for Hamilton Township recommending that the Board of Supervisors grant conditional approval for the Minor Subdivision of the Herman/Klein property. This approval is contingent upon satisfying all conditions outlined by the Township Engineer and the Adams County Office of Planning & Development, ensuring compliance with township zoning and planning standards. *Ronald L. Weidner made a motion to recommend conditional approval of the Herman/Klein minor subdivision application with a second by Lela Reichart. **The motion carried unanimously.***
- **K-Hill Enterprises:** *A motion to table the discussion was proposed by Ronald L. Weidner with a second by Ira Bitner. **The motion carried unanimously.***

- **Cross Keys Intersection:** Several members attended the kickoff meeting for the advisory group last week, currently in the information-gathering phase. A more detailed update is anticipated next month. *A motion to table the discussion was proposed by Ronald L. Weidner with a second by Ira Bitner. **The motion carried unanimously.***
- **Royal Farms:** *A motion to table the discussion was proposed by Ronald L. Weidner with a second by Ira Bitner. **The motion carried unanimously.***
- **New Oxford Logistics LLC-Zoning Hearing Board Request:** *A motion to table the discussion was proposed by Ronald L. Weidner with a second by Ira Bitner. **The motion carried unanimously.***
- **Ordinance Amendment Status / Completion**
 - **AP-RR:** Mel Lebo collaborated with Megan to update the Ordinance Tracker. The Lighting Ordinance has already been submitted to General Code. The following items are being prepared for submission:
 - Truck Terminal (Section 150-98 DD)
 - Revised Stormwater Management Plan
 - Self-Storage (Section 150-98 AA)

Additionally, Megan will advertise a public hearing for the AP-RR Ordinance during the Board of Supervisors meeting on February 5th, with the potential for approval that night. Once the AP-RR Ordinance is approved, it, along with the other items, will be ready for submission to General Code, bundled to optimize fee savings.

Township Engineer Comments: No comments provided.

ACOPD Comments: No comments provided.

Zoning Officer Comments: Currently, only two matters remain pending: Neff's Zoning Hearing and New Oxford Logistics Hearing, scheduled for March 21st. The Logistics hearings aim to address compliance with existing zoning regulations, with the exception of setbacks in relation to wetlands.

Township Supervisor Comments: No comments.

Members Comments: No comments.

Public Comments: No Comments.

Adjournment: *A motion was made by Ronald L. Weidner to adjourn the meeting at 7:27 PM with a second by Ira Bitner. **The motion carried unanimously.***

Respectfully submitted.

Megan Carper
Secretary/Treasurer