

Hamilton Township Planning Commission

Regular Meeting Minutes
12/19/2023

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: Assistant Secretary Hannelore Furst; Zoning Officer James Graham, Chad Clabaugh P.E., of C.S. Davidson, Inc., Andrew Merkel of ACOPD.

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

Minutes: The regular meeting minutes of November 21, 2023, were presented for approval. *Ronald L. Weidner made the motion to approve the minutes with a second by Ira Bitner. **The motion carried unanimously.***

New Business:

- **Little Life Enrichment Stormwater Management:** The plan was presented in two phases. Initially, a simplified approach was successfully implemented, involving the construction of the necessary infiltration system. The upcoming phase involves a comprehensive stormwater management plan in compliance with the Ordinance, which will subsequently require approval from the Board of Supervisors. Currently, the proposal seeks acceptance for review, with expectations to progress further next month. *Ira Bitner made a motion to accept the plan for review, with a second by Ronald L. Weidner. **The motion carried unanimously.***
- **Minor Subdivision Herman/Klein:** Zlatko S. Petrovich of SLS & Geomatics, of Gettysburg, presented a plan for a minor lot line adjustment to transfer about half an acre from Herman to Klein to create a ten-acre lot, deemed a lot addition rather than a reverse subdivision. The adjustment maintains the current lot while ensuring compliance with all building setback requirements and anticipating no zoning violations. *Ronald L. Weidner made a motion to recommend to the Board of Supervisors to accept the plan for review, with a second by Ira Bitner. **The motion carried unanimously.***

Old Business:

- **Todd Grim Minor Subdivision:** Only three items are outstanding: signatures, the planning module, and setting the corners. The plan was recommended for approval to the Board of Supervisors with those conditions. Chad Clabaugh confirmed he had correspondence today 12/19/23 with Clark Craumer, the Surveyor, who had not yet set the corners, but that's typical as they generally wait until he's sure the plan will get approved. Chad commented there was discussion about an easement issue and the re-offering of a right of way for dedication. *Ronald L. Weidner made a motion to recommend conditional approval to the Board of Supervisors, contingent upon addressing these items and the mentioned concerns. Ira Bitner seconded the motion. **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:** The Route 94 corridor study was a primary focus of discussion, with the initial meeting scheduled for January 9th at the Oxford Township municipal building.

Township representatives, including Ronald L. Weidner, Chad Clabaugh, and Mel Lebo, are slated to attend. The meeting's objective is to review the compiled data and determine which intersections within the study area require immediate attention. Efforts will be made to reach a collective agreement on the intersections to prioritize and to strategize engagements with key stakeholders, such as Brethren Home, for in-depth discussions. Updates on the progress and any developments will be shared at the forthcoming January Planning Commission meeting. *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:** In the discussion about New Oxford Logistics, key points included alterations to the Village Drive entrance in the traffic impact study and concerns about the timing of the traffic study's completion. Adjustments to the plan were agreed upon after consultation with the traffic engineer. Additionally, the special exception hearing for the logistics project, originally scheduled for December 7, was rescheduled to March 21. *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:** Andrew Merkel highlighted the newly added definition of 'front yard,' clearly differentiating it from setbacks. This clarification is part of the solution to a previous issue and ensures that the minimum setback for any new building is greater than that for existing structures on the lot. The overall ordinance remains mostly unchanged. The final draft, incorporating all feedback from the solicitor, was proposed to be sent to the supervisors for their review. *A motion was made by Ronald L. Weidner to recommend to the Board of Supervisors that these changes be forwarded to the Solicitor for review, seconded by Ira Bitner. The motion carried unanimously.*

Township Engineer Comments: Chad Clabaugh updated on the Pennwood products issue, noting that shortly after last month's decision to remove it from the agenda, they received a revised traffic impact scoping study from Pennwood. This revision was largely the same as the previous plan but included responses to some of PennDOT's comments, necessitating a re-review. Chad highlighted that the revised study still did not address the township's concern about Lot 11 accessing Route 194. He reiterated the township's suggestion to consider a roundabout. Chad advised keeping Pennwood off the agenda until a comprehensive traffic impact study is completed, emphasizing that the current submission is just a preliminary scoping study. The discussion also touched on the usage of maps to predict traffic patterns.

ACOPD Comments: In the ACOPD Comments section, Andrew Merkel noted staffing challenges at the ACOPD, with three planner positions unfilled. This has affected the department's long-range planning capabilities. He also mentioned the regional development trends, focusing on the growth of warehouses, and discussed the importance of the Route 94 corridor study in understanding traffic impacts related to these developments.

Zoning Officer Comments: No comments. The only pending matter is Logistics.

Township Supervisor Comments: Jeremy Smith expressed thanks to everyone for all their work this year and wished them a Merry Christmas.

Members Comments: Mel Lebo conveyed festive greetings, saying, "Merry Christmas, Happy New Year, Happy Holidays."

Public Comments: No Comments.

Adjournment: *A motion was made by Ronald L. Weidner to adjourn the meeting at 8:49 PM with a second by Ira Bitner. **The motion carried unanimously.***

Respectfully submitted.

Megan Carper
Secretary/Treasurer