

Hamilton Township Planning Commission

Regular Meeting Minutes
4/16/2024

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

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 January 16, 2024, were presented for approval. *Ira Bitner made a motion to approve the minutes with a second by Ronald L. Weidner. **The motion carried unanimously.***

New Business:

- **Final Grade (3390 Carlisle Pike):** There was a discussion regarding Mr. Snyder's property and compliance issues. Mr. Snyder explained the history of his property usage and presented a plan for future improvements. The board advised Mr. Snyder to work with Jack Powell to develop a land development plan and come up with a realistic timeline for addressing the property's non-conformances. *A motion to table the discussion was proposed by Ira Bitner with a second by Lela Reichart. **The motion carried unanimously.***

Old Business:

- **Cross Keys Intersection:** Chad Clabaugh updated the Cross Keys Intersection project. The field view survey has been completed, and changes were made. The survey for the corridor study is active, and a press release went out. They have received approximately 290 responses so far. The survey was sent to various local media, chambers of commerce, and other organizations to gather more responses. The survey is open until May 13. A motion to table the discussion was proposed by Ira Bitner with a second by Christine Myers. *The motion carried unanimously. A motion to table the discussion was proposed by Ira Bitner with a second by Christine Myers. **The motion carried unanimously.***
- **Royal Farms:** There was an email indicating that Royal Farms has withdrawn, but no formal letter has been received. The township is awaiting a formal letter to confirm the withdrawal. *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.***
- **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.***
- **Ordinance Amendment Status / Completion:** No action was taken.

Approved 6/18/24

Township Engineer Comments:

- **Little Life Enrichment:** Chad Clabaugh updated on the life enrichment project, stating they reached out today but haven't received a response since February. No immediate action is required from the supervisors, so the stormwater plan is on hold for now.

ACOPD Comments: Andrew Mummert: Filled two open positions - Community Planner role and Environmental Planner position.

Zoning Officer Comments: No new items to discuss.

Township Supervisor Comments: No comments.

Members Comments: No Comments.

Public Comments: Ryan Fox asked about the status of solar ordinances and mentioned receiving calls about renting land for solar projects. It was confirmed that the ordinances are being updated. Ryan noted that Mount Joy has a solid set of ordinances. There was discussion about industrial-scale solar projects being allowed only in the employment industrial district, while small-scale, personal-use solar projects have different rules. The main challenge discussed was deciding the appropriate zoning district for utility-scale solar projects, balancing land use and size requirements. The conversation also touched on the complexities of where the generated power goes and the financial transactions involved in solar energy credits.

Adjournment: *A motion was made by Ronald L. Weidner to adjourn the meeting at 9:14 PM with a second by Ira Bitner. **The motion carried unanimously.***

Respectfully submitted.

Megan Carper
Secretary/Treasurer