

Approved 10/15/2024

Hamilton Township Planning Commission
Regular Meeting Minutes
7/16/2024

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. **Not present:** Christine Myers.

Also Present: Zoning Officer James Graham, Andrew Merkel, Chad Clabaugh and Megan Carper.

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

Minutes: The regular meeting minutes of June 18, 2024, were presented for approval. *Ronald L. Weidner made a motion to approve the minutes, seconded by Leila Reichart. **The motion carried unanimously.***

New Business:

- **Pennwood Products Traffic Impact Study:** Chad Clabaugh provided an update on the traffic impact study, highlighting concerns that the development, which includes 11 parcels, might create traffic issues similar to Cross Keys. The discussion centered on the Beaver Street intersection, where a "right in, right out" system was suggested, and on a proposed roundabout at Primrose Lane. *Ronald L. Weidner made a motion that the Planning Commission recommends the Supervisors authorize the approval of the Traffic Impact Study for Pennwood Products, including the suggested traffic mitigations. The motion was seconded by Ira Bitner. **The motion carried unanimously.** A follow-up motion was made by Ira Bitner to table further action on Pennwood Products pending additional study, seconded by Ronald L. Weidner. **The motion carried unanimously.***

Old Business:

- **K-Hill Enterprises:** Chad Clabaugh and Andrew Merkel reported that comments on the K-Hill Enterprises development have been addressed. Three conditions were identified for project approval: setting property corners, obtaining approval of the planning module, and finalizing the draft deeds for the add-on lots. Jack Powell submitted the planning module and plans on behalf of K-Hill Enterprises. *Ronald L. Weidner made a motion that the Planning Commission recommends that the Supervisors authorize conditional approval of the K-Hill Enterprises development, contingent upon the setting of property corners, the approval of the planning module, and the finalization of draft deeds. The motion was seconded by Ira Bitner. **The motion carried unanimously.***
- **Little Life Enrichment:** There was discussion to recommend approval of the stormwater management plan for the Little Life Enrichment Center, which includes the addition of a permeable pavement parking lot expansion. This approval led to a broader discussion about the definition of lot coverage, particularly with regard to new technologies like permeable pavement. *After discussion, Ronald L. Weidner made a motion that the Planning Commission recommends that the Supervisors authorize the approval of the stormwater management plan for Little Life Enrichment Center, including the Operation and Maintenance (O&M) agreement for stormwater maintenance. The motion was seconded by Ira Bitner. **The motion carried unanimously.***
- **Stormwater Management and Zoning Regulations (Pervious/Impervious Surfaces):** The Planning Commission discussed how the township's zoning regulations should address new technologies like permeable pavement, which can impact lot coverage calculations. Emphasis was placed on updating the definition of lot coverage to clearly differentiate between pervious and impervious surfaces. Examples from neighboring townships were reviewed, and the commission agreed to conduct further research to ensure the zoning ordinance aligns with current practices. There was a consensus that the definition of lot coverage should include impervious surfaces such as roofs, patios, and driveways, while distinguishing green spaces and organic materials like mulch. Andrew Merkel will draft language to apply consistently across all zoning districts, and he will collaborate with Chad Clabaugh to finalize the definition. This update aims to address both traditional impervious surfaces and newer technologies like permeable pavement, ensuring clarity and preventing potential loopholes in the ordinance. *Ronald L. Weidner made a motion to recommend that the Supervisors review and update the zoning ordinance definitions for pervious and impervious surfaces to align with modern stormwater management practices. The motion was seconded by Ira Bitner. **The motion carried unanimously.***

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- **New Oxford Logistics LLC (Zoning Hearing scheduled for Aug 26th):** The Planning Commission discussed the upcoming Zoning Hearing for New Oxford Logistics LLC, scheduled for August 26, 2024, with concerns raised about potential traffic congestion and access points related to the development. A central issue was the unresolved ownership of the property, which could prevent the applicant from proceeding with a special exception request. The Commission noted that the real estate sign for the property had recently been updated, but the ownership dispute is expected to dominate the hearing. Frustration was expressed over potential wasted time if the issue is not resolved beforehand, especially considering the preparation required for traffic impact assessments. It was speculated that the applicant may have to withdraw or the zoning hearing board would need to address the ownership issue. The Commission agreed that the matter must be resolved to avoid further delays. *Ronald L. Weidner made a motion to recommend that the Supervisors send a letter to PennDOT with the township's recommendations for appropriate mitigations regarding the New Oxford Logistics LLC development. The motion was seconded by Ira Bitner. **The motion carried unanimously.***
- **Cross Keys Intersection (Traffic Impact Studies/Corridor Study) - Pedestrian Circulation at the Rte. 30 / Rte. 94 intersection:** The Planning Commission reviewed traffic concerns at the Cross Keys Intersection, focusing on long-term solutions such as signal reconfiguration, turning lanes, and roundabouts to reduce congestion. Mel Lebo expressed disappointment that the traffic study did not prioritize adding a second southbound and westbound lane, though traffic engineer John Schick confirmed these lanes would alleviate congestion. Andrew Merkel noted the challenges of pushing for improvements beyond PennDOT's policies. The Commission also discussed ongoing developments, including new traffic signals at Brickyard and Hanover Street, emphasizing the need to monitor traffic pattern shifts before making further long-term infrastructure decisions. Additionally, the need for pedestrian safety improvements at the Route 30/Route 94 intersection, such as enhanced crosswalks and signals, was highlighted. *Ira Bitner made a motion to recommend that the Supervisors send a letter to PennDOT with additional traffic recommendations at the Cross Keys Intersection. The motion was seconded by Ronald L. Weidner. **The motion carried unanimously.** A second motion was made by Ira Bitner to table further discussions on the Cross Keys Intersection. The motion was seconded by Ronald L. Weidner. **The motion carried unanimously.***

Township Engineer Comments: No further comments.

ACOPD Comments: No further comments

Zoning Officer Comments: No further comments

Township Supervisor Comments: No further comments

Members Comments: Ira Bitner discussed visibility issues at the end of Pine Run Road. Ronald L. Weidner noted that a letter addressing the issue had been sent out and the lot had been mowed earlier today.

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

Adjournment: *A motion was made by Ronald L. Weidner to adjourn the meeting at 8:08 PM, seconded by Ira Bitner. **The motion carried unanimously.***

Respectfully submitted.

Megan Carper
Secretary/Treasurer