

Approved 10/21/25

HAMILTON TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
9/16/2025

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

MEMBERS PRESENT: Mel Lebo, Chairman; Ira Bitner, Vice Chairman; Ronald L. Weidner; Lela Reichart; Christine Myers.

ALSO PRESENT: James Graham, Zoning Officer; Chad Clabaugh, Township Engineer; Aaron Ebner, Adams County Office of Planning & Development (ACOPD); Megan Carper, Secretary/Treasurer.

ADOPTION OF THE AGENDA PER ACT 65: *Motion by Ronald L. Weidner to adopt the agenda as written, seconded by Ira Bitner. **The motion carried unanimously.***

APPROVAL OF MINUTES: *Motion by Ronald L. Weidner to approve the August 19, 2025, Planning Commission meeting minutes as written, seconded by Ira Bitner. **The motion carried unanimously.***

NEW BUSINESS: *There was no new business to discuss.*

OLD BUSINESS:

Redding Rentals – Athletic Complex: There was discussion about the PennDOT scoping application for the project's Traffic Impact Study (TIS). The scoping process establishes the limits and assumptions of the full traffic study. *Motion by Ronald L. Weidner to recommend the Township Engineer's September 15, 2025, traffic comments be forwarded to PennDOT for their consideration, seconded by Ira Bitner. **The motion carried unanimously.***

Cashman Development Stormwater Management Plan: The Township Engineer reviewed the revised plan and second-round comments. Discussion included drainage area mapping, limits of disturbance, and dewatering calculations. Two waivers were requested:

- Use of a 12-inch pipe in lieu of the 15-inch minimum diameter.
- Deferral of sidewalk installation, subject to conditions acceptable to the Township.

*Motion by Christine Myers to recommend conditional approval of the Cashman Development Stormwater Management Plan, subject to the Township Engineer's September 11, 2025, review letter and approval of the two waiver requests, seconded by Lela Reichart. **The motion carried unanimously.***

Pennwood Products: There was discussion about the Township Engineer's review letter dated September 15, 2025, regarding the Pennwood Products Traffic Impact Study (TIS). Discussion included the preferred improvement alternative and phasing clarification. *Motion by Ira Bitner to recommend conditional approval of the Pennwood Products Traffic Impact Study, subject to the Township Engineer's September 15, 2025, review letter, seconded by Christine Myers. **The motion carried unanimously.***

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Highway Classification Map: *Motion by Ronald L. Weidner to table this discussion, seconded by Ira Bitner. **The motion carried unanimously.***

Land Development Definition: *Motion by Ronald L. Weidner to table the Land Development Definition discussion pending further review, seconded by Ira Bitner. **The motion carried unanimously.***

Esh Subdivision Plan: The Planning Commission reviewed a revised two-lot subdivision plan, which replaced the prior three-lot version. The revised plan clarified zoning boundaries and driveway access. *Motion by Christine Myers to table the Esh Subdivision Plan pending additional review, seconded by Ronald L. Weidner. **The motion carried unanimously.***

Final Grade Land Development Plan: There was discussion surrounding outstanding items noted in the Township Engineer's September 3, 2025, review letter, including stormwater, access, HOP, and landscaping details. *Motion by Christine Myers to table the Final Grade Land Development Plan pending revisions and agency review, seconded by Lela Reichart. **The motion carried unanimously.***

TOWNSHIP ENGINEER COMMENTS: The Township Engineer had no additional comments at this time.

ACOPD COMMENTS: The County Planner had no additional comments at this time.

ZONING OFFICER COMMENTS: James Graham offered "food for thought," noting that the proposed Cross Keys building project has fallen through. He reported that he was recently contacted by an individual interested in developing the 57-acre parcel located directly behind Smith Auto, north of the Dollar General, for a potential sports complex use. The applicant is expected to attend an upcoming Planning Commission meeting to present preliminary plans. General discussion followed regarding the growing need for additional athletic and recreational facilities in the area, with members noting the increasing demand for fields across multiple youth sports, including football, softball, and soccer.

TOWNSHIP SUPERVISOR COMMENTS: The Township Supervisors had no additional comments at this time.

MEMBERS' COMMENTS: Chairman Mel Lebo revisited the topic of long-term visionary planning, which Commissioner Lela Reichart had raised at a previous meeting. He invited her to elaborate further and share a comprehensive plan at next month's meeting. Lela accepted.

PUBLIC COMMENTS:

Chairman Mel Lebo asked Heidi Hartlaub to expand on her public comment from the previous meeting so the Commission could better understand her concerns. Ms. Hartlaub reiterated that she feels local zoning and permitting requirements may infringe upon private property rights, expressing her belief that property owners should have the freedom to use their land as they wish so long as they do not harm their neighbors. There was discussion that the concept of "harming

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your neighbor” can be broadly interpreted, as certain activities—such as stormwater runoff, traffic, or noise—may still affect adjacent properties. It was explained that zoning and building regulations are intended to balance individual property rights with community safety and that such laws have been upheld under state authority.

ADJOURNMENT: *Motion by Ronald L. Weidner to adjourn the meeting at 8:51 PM, seconded by Ira Bitner. **The motion carried unanimously.***

Respectfully submitted,

A handwritten signature in cursive script that reads "Megan Carper".

Megan Carper
Secretary/Treasurer