

Hamilton Township Planning Commission

Regular Meeting Minutes

11/16/2021

Meeting was called to order at 7:00 PM by Chair Mel Lebo.

Members Present: Ira Bitner, Mel Lebo, Christine Myers, Ronald L. Weidner, Alternate- Stephanie Egger.

Also Present: Assistant Secretary Jessica Baim, Chad Clabaugh of C.S. Davidson, Inc., Andrew Merkel of ACOPD and Scott Weaver-Zoning Officer

Motion to adopt the agenda as presented: Mel Lebo presented the agenda to the Planning Commission and asked if there were any questions or concerns. *Ronald L. Weidner made a motion to approve the current agenda, with a second by Ira Bitner. Motion carried unanimously.*

Minutes:

The minutes dated 10/19/2021 for the regular meeting, were presented for approval. *A motion to approve was made by Ronald L. Weidner with a second made by Ira Bitner. Motion carried unanimously.*

New Business:

None

Old Business:

- A. Pine Run Phase III- Chad Clabaugh P.E., of C.S. Davidson informed Pine Run was to be in attendance but the latest comment letter which is three pages long is maybe why they are not present. One item is the PennDOT- HOP, Pine Run is cutting the hill off Pine Run Road which expands Pine Run's limits of ground disturbance must be added to the NPDES permit. Scott Weaver asked about the waiver received back in 2020 being acted upon and after research the Township did not act on. The waiver request was on the wrong form, and Pine Run had to address Phase I and Phase II comments for completion. Scott Weaver asked Chad Clabaugh P.E., of C.S. Davidson since he is working on Pine Run's comments and inform the waiver was not moved on. *A motion was made to table till next month by Ira Bitner with a second made by Ronald L. Weidner. Motion carried unanimously.*
- B. K Hill Enterprises LLC (Woods Road & Rolling Lane): Mel Lebo reviewed the change from Estate lots to Agricultural lots. Chad Clabaugh P.E., of C.S. Davidson informed there is a letter dated 11/15/2021 which indicates all comments have been met satisfactorily. Andrew Merkel of ACOPD informed that based on the Agricultural lots there were four things to consider. One, agree with the applicant's proposal to approve lots 1,2, and 3 as Agricultural lots instead of Estate Lots. Two, confirm that the conditions listed in the text above apply to new lots proposed as Agricultural lots. Three, adjust the text as needed to apply to Hamilton Township requirements. Four, determine whether this text will need to be listed directly on the plan and/or as a condition of plan approval. Andrew Merkel of ACOPD informed that Jack Powell did adjust the text and placed on the plan. Mel Lebo is concerned that the agriculture requirement will not be followed. Suggested a deed restriction or something the Township could do to make

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sure the agricultural requirement is being followed? Andrew Merkel of ACOPD indicated the agriculture lot is something the Township needs to enforce. The role of the Township will start when the resident comes to the Township and pulls the permit to build on the property, the Township will need to enforce that it is being used as an Agriculture lot. This is a zoning requirement through the Township. Chad Clabaugh P.E. of C.S. Davidson informed that the Township cannot require a deed restriction. Todd Grimm, representative for Susie Kaiser informed he will be selling the lots to the first buyers, and he will have it disclosed to the buyers about the agricultural requirements. Todd indicated the agricultural requirement will be added to the deed as a restriction as it is a good idea. *A motion to recommend to the Board of Supervisor for approval was made by Ira Bitner with a second made by Ronald L. Weidner.*

Motion carried unanimously.

- C. Lighting- Andrew Merkel of ACOPD informed nothing new to report. *A motion to table was made by Ronald L. Weidner with a second made by Ira Bitner.* **Motion carried unanimously.**
- D. HOA: Mel Lebo reviewed a recap handout from a discussion that occurred between Scott Weaver, Stephanie Egger, and himself. Mel Lebo feels these items should be listed in the SALDO so any resident could ask for a waiver request. One, developer shall draft HOA in accordance with PA uniform Planning Communities Act 1996-180. Two, township shall review HOA agreement for approval; township reserves the right to add additional requirements. Three, HOA shall provide meeting minutes and financial reports to township within 30 days of meeting. Four, HOA shall be responsible for the maintenance and upkeep of streets (approved by specification and approved plans), traffic signals, sidewalks, curbs, lighting, fire hydrants, signs, collection, conveyance, and management(stormwater), open space, parks & recreation, non-municipal owned utilities. Mel Lebo asked Andrew Merkel of ACOPD to prepare wording of these items and present updates at the December Planning Commission meeting. *A motion to table till next month was made by Ronald L. Weidner with a second made by Ira Bitner.* **Motion carried unanimously.**

New Ordinance/Amendment Status:

Pending Review:

- A. 120-21 N 1 Streets- Fee in-Lieu: (Road Widths) and Wireless Communication: Mel Lebo reviewed that both are pending advertisement on December 6th and 13th before the Planning Commission public meeting. The Board of Supervisors hearing will be in January 2022.

Ordinance Tracking Sheet: Nothing new to report.

Adams County Planning & Development Comments (Long Range Plan): Andrew Merkel of ACOPD reviewed the handouts for the PennDot Long-Range Plan. ACOPD is looking at how changes have occurred over the years and what needs updated within the Township. ACOPD is also the MPO (Metropolitan Planning Organization) and provides planning documents. This is a long-term plan with a capital budget attached to it. The long-range plan feeds into the twelve-year plan which then feeds into the TIP (four-year plan). This is required to be updated every five years with a deadline of July 26, 2022. ACOPD is going around to all 34 municipalities and reviewing concerns with each Township and then forwarding to PennDOT. Part of the handout included a list of completed and expected projects to be completed. There are big gaps within the projects, that is because of funding availability. A good resource is the website: lrtp-1-adamsgis.jub.arcgis.com for history of transportation in Adams County. ACOPD received 357 responses to the public survey side of this long-range plan. PennDOT has indicated that some of the safety improvements have not seen a statical change of improvement. This

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plan addresses state roads, state bridges, and local bridges over 20 feet that are inspected by the County. One item Route 194 and Protectory Road would be to move Protectory Road to the south to provide a sight distance issue correction or a turn off lane on to Protectory Road. Other items of concern are turn off lanes on Route 194 into businesses like Cashman's Hardware or Dollar General. A turning lane on Route 94 at Crosskeys light turning onto Route 30 by the Turkey Hill. Possible addition of a fourth lane going towards Hanover to eliminate the traffic. A second lane southbound opposite the Brethren Home. Changing the traffic signals at Crosskeys into mast arms with adaptive system. South of 700 Road on Route 94 needs to be repaired, been that way for the last two years. Andrew Merkel of ACOPD reviewed the infrastructure bill that was just signed yesterday (11/15/2021). At the core of the bill is the five- or six-year reauthorization of the Transportation bill. The bill authorizes the Federal Highway trust fund then distributes all the funds through set Federal formulas down to the states. Parts of the bill are not new money. Pennsylvania treats all areas equally where other states do not for distribution of funds. Other states provide to suburban areas then, the urban areas get what is left over. The formulas are based on physical numbers from road miles, bridge miles. There is new money for items like broadband, and safety items. Andrew Merkel of ACOPD has not seen the bottom line on numbers or enough details to know what Adams County may receive for funds.

Township Engineer's Comments: Chad Clabaugh P.E., of C.S. Davidson suggested adding Estate lots to the December agenda for review.

Township Supervisors Comment: None

Members Comments: None

Public Comments: None

Zoning Officer: None

*A motion was made by Ronald L. Weidner to adjourn the meeting at 8:28 PM; with a second by Ira Bitner. **Motion carried unanimously.***

Respectfully submitted

Jessica Baim
Assistant Secretary