

Hamilton Township Board of Supervisors
Minutes of December 18, 2024 Meeting

The Hamilton Township Board of Supervisors met in a duly advertised business meeting this afternoon with Chairman Jeffrey Rockwell calling the meeting to order at 3:00 PM. Members and guests present in addition to Mr. Rockwell were Richard Troup – Supervisor, Ronald Yeager – Supervisor, Deborah Hollenshead – Secretary, AJ Benchoff – Solicitor, Michael Runyon of Byers & Runyon Surveying, and resident Norman Dice.

MINUTES – The Minutes of the December 4, 2024 regular business meeting were approved as presented.

ACCOUNTS PAYABLE LIST – The Accounts Payable List was approved on a motion by Mr. Troup, second by Mr. Yeager. Mr. Rockwell abstained.

TREASURER’S REPORT – The Treasurer’s Report was received and reviewed without comment.

MARION VOLUNTEER FIRE COMPANY – An invitation was received from the Marion Volunteer Fire Company to attend their 49th Annual Awards Banquet on January 11, 2025. The Secretary indicated that any of the Supervisors interested in attending must advise by December 31, 2024 so that she can respond to the Fire Company.

PUBLIC HEARING FOR PROPOSED ORDINANCE SETTING SUPERVISORS COMPENSATION – As required, the legal advertisement of the proposed adoption of an ordinance to set the compensation for Township Supervisors taking office after the enactment of said ordinance, was published in the Public Opinion newspaper on November 15, 2024. No one was present at today’s meeting regarding this matter, and no inquiries have been received by the Township Office. Act 94 of 2024 was enacted by the General Assembly of the Commonwealth of Pennsylvania, setting forth parameters for the compensation of Supervisors of Townships of the Second Class based upon population. Hamilton Township’s population based upon the 2020 census is 11,374, and Supervisors of townships having a population of 10,000 to 14,999 may be compensated in an amount not to exceed \$5,450.00 per year. On a motion by Mr. Yeager, second by Mr. Troup, the Board unanimously adopted Ordinance No. 2024-177 setting compensation for Supervisors taking office after the effective date of this ordinance in an annual amount of \$5,450.00, to be paid in quarterly installments of \$1,362.50 each.

2025 OPERATING BUDGET – The Treasurer advised that the proposed 2025 Operating Budget for the General Fund and State Liquid Fuels Fund has not been modified since originally presented at the November 20, 2024 meeting. It was advertised as available for public inspection; however, no one has reviewed or commented on it. On a motion by Mr. Troup, second by Mr. Yeager, the Board unanimously approved the 2025 Operating Budget with no tax increases. Taxes will remain as follows: Real Estate Tax – 0.4 (four-tenths) mill; Realty Transfer Tax – 0.5%; and Earned Income Tax – 0.5%. There is no Township Per Capita Tax.

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DISCUSSION ON CONSIDERATION OF CLUSTER DEVELOPMENT – In response to a presentation at the November 20, 2024 regular business meeting, the Board discussed Scott Bert's request for the consideration of cluster development on behalf of his client, UMH Carson's Mobile Home Park. The Board has reviewed sample ordinances provided by Mr. Bert from two other municipalities in Pennsylvania that allow cluster development. Cluster development is a method which uses smaller lot sizes, with decreased building setback restrictions, in order to allow natural areas or open space to remain undeveloped. The Board expressed concerns regarding safety aspects of dwellings in such close proximity and future ongoing maintenance of open space and recreation areas. The Hamilton Township Planning Commission discussed this matter at their December 17, 2024 meeting and unanimously recommended that the Board of Supervisors not amend the Subdivision and Land Development Ordinance to permit cluster development. The Supervisors also discussed that the Township's current Subdivision and Land Development Ordinance does permit other types of more densely developed lots such as townhomes, apartments and duplex units. On a motion by Mr. Troup, second by Mr. Yeager, the Board unanimously denied this request to amend the Hamilton Township Subdivision and Land Development Ordinance to allow cluster development. The Secretary was directed to notify Mr. Bert in writing of this decision.

INQUIRY REGARDING ACCESS TO LOT 12 OFF RICHARD AVENUE – Recently, Mark Story of Habitat for Humanity of Franklin County (Habitat), requested information regarding a vacant, subdivided lot 12 off Richard Avenue that his organization is considering purchasing. This lot is within the Bowman Heights development which was subdivided and approved in 1960. A boundary survey was prepared for Habitat by William A. Brindle Associates for this parcel, which is accessed off an unopened private right-of-way extending from Richard Avenue. Further investigation by the Township Office produced a plan approved in 2003 for an adjacent lot identified as Parcel A. There is a note on that plan referencing the unimproved private right-of-way agreement, stating owners of Lots 2, 3, and 12 as well as the owner of Parcel A, agree to be equally responsible for maintenance and snow removal for the unimproved portion of Richard Avenue. The notes further state that the unimproved portion of Richard Avenue will be utilized for access to the improved part of Richard Avenue, but this access will not be maintained by Hamilton Township. On a motion by Mr. Rockwell, second by Mr. Yeager, the Board unanimously agreed that the Township will not maintain this unimproved access, and will allow it to remain unimproved for the use of Lot 12, as well as Lots 1, 2 and Parcel A as previously determined.

BRUCE BYERS, ET AL SUBDIVISION PLAN – Michael Runyon of Byers & Runyon Surveying was in attendance this afternoon to present a subdivision plan for Lot #1 off Dickeys Drive to be conveyed as a lot addition to adjacent land of Robert and Stephanie Byers on Mahantango Drive. Lot #1 contains 1.1390 acres total, which includes a ten foot (10') wide strip of land that connects it to Robert and Stephanie Byers. The lot is improved with a garage and a workshop, neither of which utilize water or sewer. Lot #1, as well as the 32.9 acre residue of Bruce Byers, are accessed via an existing 15 ft. gravel drive from Dickeys Drive. It was the recommendation of the Hamilton Township Planning Commission and Solicitor Benchoff that a reciprocal

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access easement agreement be prepared for the 15 ft. access easement to ensure future access to this lot addition as well as the residual property. On a motion by Mr. Yeager, second by Mr. Troup, the Board unanimously approved this lot addition plan subject to the receipt of a reciprocal access easement agreement that will be recorded with the subdivision plan.

NORMAN DICE REQUEST FOR MODIFICATION OF SEPTIC PUMPING – Mr. Norman Dice was present this afternoon to make a formal request to the Board of Supervisors to consider modifying the septic pumping schedule for two of his unoccupied properties at 3906 Edenville Road and 4877 Edenville Road. Both of these mobile homes have been vacant, disconnected from water, and used only for storage. The last septic pumping for both units was done in 2021 as required. Based upon the facts presented, on a motion by Mr. Yeager, second by Mr. Troup, the Board unanimously agreed to conditional approval to allow these two units to be modified to a five-year pumping schedule, meaning they must be pumped in 2026, then every five years thereafter. This conditional approval applies to these two properties as long as they remain owned by Norman Dice and not occupied as a residential dwelling. In the event that the situation changes, the septic systems must be inspected by the Township's Sewage Enforcement Officer prior to resumed use, and at that time, the pumping schedule will revert to once every three years.

ADJOURNMENT – There being no further business to conduct this afternoon, the meeting was adjourned at 3:35 PM on a Troup/Rockwell motion.

Respectfully submitted,

A handwritten signature in black ink, reading "Deborah J. Hollenshead". The signature is fluid and cursive, with the first name being the most prominent.

Deborah J. Hollenshead
Secretary/Treasurer