

The regular meeting of the Hamilton Township Planning Commission was held on January 20, 2026. Present were members, Ron Allison (Vice-Chairman), Craig Boock, Tom Luzzi, Richard Myers and solicitor Andrew Benchoff.

The meeting was called to order at 7:00 p.m. by Vice-Charmain Ron Allison. The minutes of the December 16, 2025 meeting were approved as presented.

Plans and items reviewed:

Officers were elected for 2026, Craig Boock as Chairman, Ron Allison as Vice-Chairman and Richard Myers as Secretary.

A Variance Request for UHM Properties LLC at Cavalry Station off of North Franklin Street. This request is for a modification of the Stormwater Ordinance requiring the reduction of 2-year pre-development runoff rate to a 1-year post-development run-off rate. As the proposal does still reduce the run-off rates and the Township Engineer is comfortable with this request, the planning board voted to support the request on a motion by Craig Boock and a second by Tom Luzzi. The motion was approved.

A request for an interpretation of the SALDO for UHM Properties LLC at Cavalry Station off of North Franklin Street. This request is for clarification regarding building setbacks for manufactured housing (mobile homes) off of private roads. While the Ordinance clearly spells out a 35-foot front setback off of dedicated roads, there is no specific distance provided for private roads. As their planned 20-foot setbacks would comply with all surrounding Townships, the planning board voted to support this request on a motion by Craig Boock and a second by Tom Luzzi. The motion was approved.

The Planning Board proposes that this private road setback issue should be resolved going forward with an amendment to the SALDO that clearly defines the setback for all proposed private roads. This proposal was recommended on a motion by Craig Boock and second by Tom Luzzi; the motion was approved.

Preliminary/Final Subdivision Plan for Steven R. and Laurie M. Hill, of Parcel D off of Forest Road. This plan proposes a small lot addition. The plan was recommended for approval, on a motion by Craig Boock and second by Tom Luzzi; the motion was approved.

There being no further business, the meeting was adjourned at 7:30 p.m. by Chairman Craig Boock.

Respectfully submitted,



Richard L. Myers

Secretary