

REGULAR MEETING
August 19, 2019

The regular meeting of the Reading Township Board of Supervisors was held at the Township Building and called to order at 6:04 pm by Kevin Holtzinger, Chairman. Gary Sauble was present with Chairman Holtzinger presiding over the meeting. Ms. Weaver, Vice Chairperson was absent from the meeting.

Others in attendance included Victor Neubaum, Solicitor, Malone & Neubaum; Eric Mains, Engineer, Gannett Fleming; Gary Bullock, Emergency Management Coordinator; Jason Grim, Kim Dissinger, Public Works Department; Bill Ceravola, Officer in Charge; Gerald Shank and John Biese, Planning Commission; Mike Thomas, Greg Heefner, Northeast Adams Fire & EMS; Jason Phillips, United Hook and Ladder; Andrew Merkel; Adams County Planning, Ray Gouker and Mark Wherly; Community Media, Pauline Brodbeck, Louanne and Jeff Megonnell, George Wolf, Chuck and Julie Williams, Nancy Sheely, Barry Weaver, Harold and Becky Ruppert, Scott Weaver, Bill and Tammy Cook, Lee Miller, Christine Sowers, Mark Ebersole, Robby Sebright, Don Godfey Christine Enck, Ron & Julie Highlands, Gary Myers, Matt Spahr and Lois Phillips.

Pledge of Allegiance led Officer Ceravola.

Minutes of July 15th, 2019 Regular Meeting were approved on a motion by Mr. Sauble, seconded by Chairman Holtzinger; motion carried.

Minutes of August 8th, 2019 Budget Workshop Meeting were approved on a motion by Mr. Sauble, seconded by Chairman Holtzinger; motion carried.

ENGINEER'S REPORT

Eric Mains provided the Board with a proposal from Hanover Land Services for surveying cost to vacate Bakers School Road. Chairman Holtzinger made a motion to accept the proposal not to exceed amount of \$6545.00 to proceed with vacating Bakers School Road, seconded by Mr. Sauble; motion carried.

Mr. Mains also met with the Public Works Department to review some of the streets for next year to offer some assistance as what may need to be done. There is a meeting scheduled on August 21st with Recon as to what may make the most cost-effective sense specifically looking at Church Road. Mr. Mains is also looking at some oversized culvert pipes that are in bad shape and in need of some attention. Mr. Mains stated he will have a cost estimate available to discuss at the next budget workshop meeting.

PUBLIC COMMENTS

Nancy Sheely questioned the audience if anyone has received a pamphlet from Bermudian Springs School District saying they are going to make the school bigger again. Ms. Sheely stated at the last Board of Supervisors meeting she attended, there was a discussion on the developments coming into Reading Township. She said she has one beside her that they are

continuing to build houses that are empty and some not completed yet. Ms. Sheely also stated she has heard of other developments that will be building but have not started. She questioned Chairman Holtzinger as to whether he is looking into selling his property for a development. Chairman Holtzinger replied the farm is for sale. Ms. Sheely said she heard that there is a developer lined up to put in 300 homes. Chairman Holtzinger replied that is not true. Chairman Holtzinger stated it is for sale for whatever the zoning will allow. Ms. Sheely stated with all the developments going in and the school district rebuilding the taxes will be going up and the sewer company will have to go bigger. Chairman Holtzinger stated he has spoken to the sewer authority and they are currently at 52% capacity with room to handle approximately 500 more homes.

Harold Ruppert commented on the sign in the meeting room stating reserve our farmland and open spaces. Mr. Ruppert stated the Board has their own agenda. Mr. Ruppert also stated Ms. Weaver got her own cul-de-sac, Mr. Sauble turned his back on the fire company and Chairman Holtzinger went along with it. Mr. Sauble stated the three companies, Hampton, Lake Meade and East Berlin worked well together and he would have liked to see them stay together. Mr. Ruppert stated the Supervisors backed out of a verbal agreement to store their equipment and then all of a sudden, the Board wanted \$600.00 as to which Chairman Holtzinger replied that was not true and there was a written agreement to which was signed by all parties which United Hook and Ladder did not honor. The property was never turned over. Chairman Holtzinger has reached out to Kevin Moul with United Hook and Ladder but did not set a date to meet. Mr. Ruppert also questioned the Board as to why the meetings are not advertised and Ms. Sheely would like to know why the Township cannot invest in an electronic bulletin board. Chairman Holtzinger stated the meetings are on the website and they are always the third Monday of the month.

Ms. Sheely questioned the Board, what will happen to the fire company building and land and Chairman Holtzinger stated that would be up to United Hook and Ladder, they own the property. Randy Hoover commented as far as the box cards the Township made an error with the fire police because East Berlin does not have many fire police out on daytime calls and Hampton must respond in their own area as mutual aide. Chairman Holtzinger replied he wishes United Hook and Ladder would have sat down with the Township and followed through on what was discussed in the Memorandum of Understanding, but the box cards can be changed at any time. Gary Bullock stated the Companies can still work together as they did over the weekend at some calls they were dispatched to. Mr. Hoover stated when the property homeowner's insurance companies find out mutual aid company is first due in their box their insurance rates are going to increase. Hampton could get to a fire faster than East Berlin in their own area. Mr. Hoover also stated if the rates go up, it is because the Supervisors changing the box cards the way they did.

Ms. Sheely stated she has a piece of property in the development and it is considered a runoff, if she would want to make that a building lot what would the steps be. Mr. Biese requested she come to the next Planning Meeting. The next meeting would be the first Wednesday of the month, September 4th. Mr. Mains informed Ms. Sheely if she would bring what she wants to do with the lot, they can review the steps and procedure at the next Planning Meeting as to what needs completed. Ms. Sheely stated she was told at one time she would have to pay \$500.00 for them to tell her yes or no. Mr. Mains stated he is not familiar with that. When you submit a plan there are certain fee's such as application fees, etc.

Ms. Sheely also stated the people who are working on the roads are doing an awesome job. The audience applauded.

Lee Miller, 5338 Carlisle Pike, stated he had filed a complaint on June 5th concerning 5324 Carlisle Pike concerning high weeds and vegetation. He stated it is a hazard pulling out of his driveway and he must deal with it every year. The property is abandoned and is bank owned. Kimberly Beard will have Garry Wilt follow up with Land and Sea services to get an update on the violation.

MISCELLANEOUS

Raymond Gouker-Community Media

Raymond Gouker is representing Community Media. Mr. Gouker stated Community Media has provided public access TV to the county for 30 years. Mr. Gouker stated he loves Reading Township. The two meetings he has been at he has seen passion from the Community. Comcast provided compensation at one time but has now stopped. Mr. Gouker gave a brief video presentation of Community Media. Mr. Gouker is asking the Board for a PEG fee, Public Education Governmental, of .75%, which would be approximately fifty cents per prescriber and a portion of Reading Township's Franchise Fee from Comcast. Chairman Holtzinger stated Ms. Weaver is currently attending meetings with several other townships and boroughs on contract negotiations with Comcast. Jason Phillips stated he had the opportunity to work with Community Media and they are full of passion and he would like the Supervisors to support them.

Approval for Kimberly Beard to serve On the ACATO Programs Committee

Chairman Holtzinger made a motion to approve Kimberly Beard to serve on the Adams County Association of Township Officials, seconded by Mr. Sauble; motion carried.

Update on Flashing warning lights

The Flashing Warning Devices at Peepytown Road and SR234 and Stoney Point and East Berlin Road will be installed hopefully by late Fall or early Spring. Ms. Sheely questioned the Board as to when the Hampton Round-a-bout will start. Chairman Holtzinger stated the project has been pushed back until next year.

TREASURER'S REPORT

The Treasurer's Report for the month of July was approved pending audit on a motion by Mr. Sauble, seconded by Chairman Holtzinger; motion carried.

ADMINISTRATIVE REPORT

The Board acknowledged receiving reports from the Police, Public Works, Zoning/Code Enforcement Officer and Building Inspector, Emergency Management and Northeast Adams Fire & EMS for the month of July.

Police Report

Officer in Charge, Bill Ceravola supplied the Board with a detailed report of the Officer's time for the month of July. Officer Ceravola stated himself and Officer Morehead had driven 2162 miles. The Officers were in Lake Meade 33 times. There were 138 calls, 29 traffic stops and there were 18 traffic citations. Officer Ceravola and Officer Morehead attended training on medical marijuana.

Mr. Bullock stated there will be fireworks in Lake Meade on August 31st.

Mr. Sauble made a motion to accept the administrative reports as submitted, second by Chairman Holtzinger; motion carried.

SOLICITOR'S REPORT

Update on violation letter for property at 505 Peepytown Road

This is pertaining to the fire on April 26th, 2019 and clean up that has not occurred yet at 505 Peepytown Road. Attorney Neubaum stated himself and Mr. Slouthour, Land and Sea Services, are currently working on this issue. He has contacted Mr. Slouthour as to when the letter will be sent to the property owner but has not heard anything yet.

Update on violation for property 5435 Carlisle Pike

Attorney stated that he is still trying to find an address to serve the violation notice where the property owner can be located. Mr. Hoover stated it has been dragging on. Chairman Holtzinger spoke to Mr. Slouthour and he stated he is going to contact Attorney Neubaum to get a Court Order so the Township can go on the property to clean it up and have a lien put on the property and it will be at the Townships expense. Attorney Neubaum stated the Township must put a good faith effort into contacting the owner. Mr. Williams has spoken to the owner and left him know the Township is trying to get a hold of him to clean up his property. He stated the owner of the property hauls for Conewago Contractors. Mr. Miller also spoke again about his earlier complaint of 5324 Carlisle Pike and gave pictures of the property to the Board. He spoke again of the high weeds and the difficulty in seeing when he pulls out of his driveway. The public works department is going to mow the weeds to approve the site distance and they will keep track of their time on the mowing.

On-Lot Sewage Pumping

District 1 Unpumped

Chairman Holtzinger stated Mr. Wilt provided the Board with a spread sheet of the people that have still not pumped from District 1 and are making no effort to have it done or contacted the office after being contacted several times. Attorney Neubaum and Mr. Mains will converse on how to proceed.

Approve Advertisement of Proposed Zoning District Map Revisions and Establish Date of Public Hearing

Attorney Neubaum stated there is a lot of work that must be done before the Board can finalize any rezoning. First there must be an amendment to the Zoning Ordinance and the

Ordinance must describe each of the properties to be re-zoned. The deeds must be pulled together and be put in Ordinance form. Then the Board must approve advertising, given it is an amendment to the Zoning Ordinance. Attorney Neubaum then sends it back to the Planning Commission for review and Adams County Planning Office to be reviewed. Each of the properties must also be posted. Andrew Merkel, Assistant Director with Adams County Planning Office, stated he led the Planning Commission through the process to evaluate the Zoning Ordinance. His office also helped Reading Township prepare their Ordinance in 2001 and has been updated several times over the years. Mr. Beise asked Mr. Merkel if there will be public review before they proceed, and he replied there are several ways to go through it. The state planning law requires a public Hearing by the elected body. There is also an option that the Planning Commission must hold a public meeting. Mr. Ruppert asked if the residents of Reading Township have any say before the re-zoning is finalized. Attorney Neubaum stated a public hearing is required and will be advertised. That is where you can provide public comment. Going forward everyone will have a chance to look at the zoning maps. He also stated it is up to the supervisors to make final decision. Chairman Holtzinger stated he will be abstaining from the vote. Attorney Neubaum said if a tie would occur the abstaining member will have the option to break the tie but there must be paperwork signed and filed. If it is only the two votes and it is a tie, it does not pass. Mr. Phillips asked Mr. Merkel to state his name again and position. He also inquired if the matter goes to the Zoning Hearing Board to which Mr. Biese stated the Zoning Hearing Board is not involved. Mr. Ruppert asked Chairman Holtzinger if his property is in clean and green which he replied that it is and if he sells, he will have to repay the amount in clean and green. He stated there is a seven-year rollback. Ms. Sheely questioned the Board if the re-zoning is occurring due to Chairman Holtzinger wanting to re-zone his property. Mr. Biese replied it was going to be done anyway at the beginning of the year but since Chairman Holtzinger brought his wishes forward it was decided to proceed at that time. Chairman Holtzinger stated Hampton Heights had part of the property in residential and the other part in land conservation. It will be changed to all residential. Shemon property owners put their project on hold for at least five years and Chesterfield is for sale again and is being proposed to change to Commercial. Attorney Neubaum stated with this possible re-zoning it may eliminate approximately 182 dwelling units. Attorney Neubaum stated what he will need at the next meeting when Ms. Weaver is available is to decide if the Township wants to move forward on the project with the Planning Commission's recommendations. Chairman Holtzinger made a motion to table the Approval for Advertisement of Proposed Zoning District Map Revisions and Establish Date of Public Hearing until the Board meets with the Planning Commission again, seconded by Mr. Sauble; motion carried.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:45 pm on a motion by Mr. Sauble, seconded by Chairman Holtzinger; motion carried.

Respectfully Submitted,

Kimberly Beard
Secretary/Treasurer

