

REGULAR MEETING
December 16, 2019

The regular meeting of the Reading Township Board of Supervisors was held at the Hampton Fire Company and called to order at 6:00 pm by Kevin Holtzinger, Chairman. Vice Chairman Greg Heefner and Gary Sauble were present with Chairman Holtzinger presiding over the meeting.

Others in attendance included Susan Smith, Solicitor, Law Offices of Susan Smith; Eric Mains, Engineer, Gannett Fleming; Jason Grim, Kim Dissinger, Public Works Department; Bill Ceravola, Officer in Charge; Gerald Shank, John Biese, and Alicia Wooters, Planning Commission.

Pledge of Allegiance led Chairman Holtzinger.

Minutes of November 18th regular meeting were approved on a motion by Mr. Heefner, seconded by Mr. Sauble; motion carried unanimously.

ANNOUNCEMENTS

The Board and Attorney Smith met on December 4th in Executive Session to discuss threatened litigation-union contract-rezoning Ordinance

Update on flashing lights at Stoney Point and Peepytown Road intersection. The lights have been ordered and are anticipated to be installed in the Spring.

PUBLIC COMMENTS

Robby Sebright, 1614 Germany Road, questioned the board what the executive session On December 4th was concerning. Chairman Holtzinger stated the Board and Attorney Smith discussed having a stenographer at the meeting and how the question and answer session would be handled. Attorney Smith stated there was talk of legal action concerning the re-zoning and a threat of litigation concerning the Union contract. Mr. Sebright thanked the Board.

ENGINEER'S REPORT

Cost Estimate for Church Road-Mr. Mains was authorized by the Board of Supervisors to provide a cost estimate for the repairs on a section of Church Road to assist with the Township's annual budget. Mr. Mains stated he has completed the cost study and would like to set up an appointment with the Board to review the estimate and make sure everything is in order with what the Township would like to do noting the scope may have to be scaled back in order to be within the tentative budget limits for this project.

Small Water Sewer Grant-Mr. Mains stated the application for the grant has been submitted. This will help fund some of the critical drainage infrastructure that is needing repaired. It may take a couple months for any answers from the awarding grant agency.

Geo-Technical Proposal for Church Road-Mr. Mains stated the method that will be used to repair Church Road is known as a full depth reclamation. This requires milling up the road and mixing it with cement than lay it back down again as a new road base. The new road will then be laid on top of that. Geo- Technology Associates (GTA) will develop a mix design. Mr. Mains feels this Company will be able to perform the work at a lower cost that his Company would be able to. Mr. Sauble made a motion to authorize Mr. Mains to have GTA perform the work needed on Church Road, second by Mr. Heefner; motion carried unanimously.

Right of Ways-Mr. Mains was asked by the Board to look at some right of ways in the Township to make sure everything is in order. He has contacted Hanover Land Services to help with the surveying. Mr. Heefner made a motion to have Hanover Land services to proceed with the surveying, second by Mr. Sauble; motion carried unanimously.

Dollar General Bond-Mr. Mains and Mr. Wilt received a request from Dollar General for a bond reduction. Mr. Mains is requesting approval from the Board to process the requested bond reduction (as is required by the municipal planning code). This will require that Mr. Mains do a field review to confirm everything that he is being told is completed is in fact done. Mr. Heefner made a motion to approve Mr. Mains to perform a field review of Dollar General, second by Mr. Sauble; motion carried unanimously.

BUSINESS MATTERS

Shawn Berkebile & Ken Kuhn

United Hook & Ladder-Hampton Ball Fields

Mr. Kuhn stated United Hook & Ladder would like to offer the Ball Fields to the Township. It is currently split into five parcels. Mr. Kuhn stated they received an estimate to combine the five parcels into one and re-subdivide with United Hook & Ladder retaining approximately three acre's and the Township with approximately seven acres. Mr. Kuhn is asking the Board to waive the application and review fee's in the sum of \$2450.00. Mr. Kuhn stated the cost of combining the five parcels and subdividing would not exceed \$4735.00. United Hook & Ladder is requesting the Township pay half, \$2367.50, of this cost. Brandon Danner, Bermudian Ball League, stated he is in support of the request. Emmert Hartzell stated the ballfields are a tremendous asset to the community. Mr. Hartzell would like there to be a Recreation Committee.

Mr. Berkebile stated their priority has always been the kids.

Randal Hoover stated his kids and grandkids played ball on those ballfields.

Jack Edmundson also supports the request.

Mr. Heefner made a motion to accept the United Hook & Ladders Proposal and pay \$2,367.50 and to waive the Township and review costs, seconded by Mr. Sauble; motion carried unanimously.

Pennsylvania Municipalities Pension Trust Act 44 Disclosure Form

Motion was made by Mr. Sauble to adopt the Municipal Pension Disclosure Statement for 2019 for both the Employee Pension Plan and the Police Pension Plan. Second by Mr. Heefner; unanimously carried.

Question and Answers Concerning Rezoning

Jack Edmundson-508 Lake Meade Dr. questioned the Board if it is fair to say that one of the motivations for the re-zoning was for a retirement plan. Attorney Smith stated anyone can make a private request for zoning.

Jerry Shank-Mr. Shank stated the original idea of the re-zoning were that some of the properties had two different zones. Hampton Plains and Hampton Heights were built under old Ordinances. The Planning Commission wanted them to comply with the Ordinance. Mr. Shank spoke to the Tax Assessment Office and questioned them as to if the zoning is changed from R-1 to R-2 if their taxes will increase. Mr. Shank stated they will not increase if you do not change the use.

Paul Beadle-40 Long Street Dr., questioned the Board, if taxes are not the reason for re-zoning, what is the purpose if the landowners do not want their land re-zoned? Chairman Holtzinger stated that Mr. Shank is correct he also spoke to Darrel Crumb, Director of the Tax Assessment Office.

Harold Ruppert-2375 East Berlin Rd. stated Hampton Heights is located behind his property, if that are gets rezoned are, they going to be able to downsize their lots? Chairman Holtzinger does not think they would be able to downsize lots. Mr. Ruppert did not agree. Mr. Ruppert stated he had heard the lots would be downsized from a half of an acre to a quarter of an acre. They then plan on building townhouses and Kinsley Construction will be backing this project. Mr. Ruppert is not in favor of the re-zoning.

Donna Nace-3381 Hunterstown Hampton Rd. Ms. Nace stated her property is one that is zoned two different ways. Ms. Nace would have liked to have been notified her property was being re-zoned so she could have expressed her comments. She stated because her property was split, she put half of it in clean and green.

John Beise, Chairman of the Planning Commission-Mr. Biese stated the line dividing her property between zones was a mistake that happened in 2009 or 2010. That is the reason they are reviewing it now. He stated there was a review meeting. Ms. Nace stated she was not notified of the meeting. Chairman Holtzinger questioned Mr. Beise as to who should have notified the property? Mr. Beise stated it should have been handled the same as the Public Hearing.

Matt Spahr-100 Schofield Dr., 17Why does the Board feel it is necessary to change from Land Conservation to Agricultural Conservation? Mr. Heefner stated the Board was going off the recommendations given to them by the Planning Commission. Mr. Spahr then questioned the Board as to what the differences are between the two. Mr. Heefner stated from his understanding it is the number of parcels you can split off on that land. Chairman Holtzinger stated one is more restrictive than the other. Mr. Spahr also questioned the

Board members if there is any direct interest or conflict in the re-zoning. Mr. Sauble and Mr. Heefner responded there is not. Mr. Spahr also asked if the Commercial zoning passes who is paying the cost. Attorney stated it is a legislative process, the whole township bears the cost.

Wes Thomson-170 Stoney Point Rd., If the commercial industrial is passed, if it is a large company that uses a large amount of water, where will the water supply come from? Mr. Mains stated at this time there is not a specific proposal but, if a developer would want to develop the land, they would provide the Planning Commission and eventually the Board a water study. It would also have to go before the state.

Ronald Beck, 1180 North Browns Dam Drive-Mr. Beck stated, he has sat and listened to the residents stating they do not want their property re-zoned; how can the Board possibly do that without their request? He also questioned the Board how may are elected officials? Chairman Holtzinger stated they did not make the recommendation and they did not act on the re-zoning yet. Mr. Beck stated if the taxpayers bear the cost of the re-zoning, what is their benefit? Mr. Heefner stated he does not see a benefit unless something is built. Mr. Heefner then asked Mr. Beck why it matters if they are elected officials or appointed. Mr. Heefner and Mr. Sauble both volunteered to step into the vacant positions. He stated they are both employed to do the same duties as an elected person.

Alicia Wooters, Planning Commission-Ms. Wooters stated the Board keeps throwing the Planning Commission under the bus and saying it was all the Planning Commission. Ms. Wooters stated they were not alone in this and there were two Supervisors at five of the meetings where it was discussed what was going to happen. She also thanked the Board for the question and answer period, but she would like to know why it was not done before the public hearing. Chairman Holtzinger disagreed with Ms. Wooters. He stated the Board of Supervisors were thrown under the bus. Chairman Holtzinger stated he knew the Board could not vote at the public hearing because some of the property owners were not notified about the re-zoning of their property. Ms. Wooters state the Planning Commission does not legally send out notifications the Board does.

Gail Bixler, 35 Holly Court-Questioned the Board as to when they will be voting on the re-zoning? Chairman Holtzinger extended an invitation to the Planning Commission to meet on December 23rd with them and any landowner that is not happy with the way their zoning is being presented. Chairman Holtzinger stated it will not be voted on this year and it will have to be done at a public meeting.

Alan Jenkins, 231 Jessica Dr.-Mr. Jenkins apologized to Ms. Nace for not being notified concerning the re-zoning and questioned the Board as to whether certified mail can be sent in the future.

Nancy Zumbrum, 5646 Carlisle Pike-She stated her land was re-zoned years ago and she was never notified. Ms. Zumbrum addressed the appointed officials that are friends of Chairman Holtzinger, she stated it is not right and why not wait till we have a new Supervisor. Chairman Holtzinger stated it will not be voted on until next year.

Chris Matz, 2355 E. Berlin Road-If you zone something Commercial Industrial, do you have to have a balance by re-zoning something else the same? Mr. Mains stated, not typically. Mr. Matz then asked if a property is zoned Commercial Industrial if the properties surrounding will also have to re-zone? Mr. Mains stated not in his experience that you get forced into changing a zoning on an adjacent property.

John Beise, Chairman of Planning Commission-Mr. Beise stated it was the Planning Commissions understanding that they were going to have a public hearing where everyone would get to comment and they would have plans that they could look and review them and make changes if necessary. They had no idea that there would be a hearing scheduled for December 9th. Mr. Sauble stated that there were at least two Planning Commission members at each of the Board's meetings where the meeting was scheduled.

Dana Shuman, Planning Commission-stated she to feels thrown under the bus. Ms. Shuman stated Chairman Holtzinger did attend one of the Planning Commission with donuts. Ms. Shuman felt as she was being bullied through this whole process.

Irene Donnelly, 5649 Carlisle Pike-stated when Rutters was built her property was re-zoned commercial and she found out after the fact. She questioned the Board as to who is responsible for notifying the residents of their land being rezoned. Attorney Smith explained the process.

Rebecca Ruppert -2375 East Berlin Rd. stated she came home from work one day and the sign was in her yard and she did not ask for her land to be rezoned.

Frank Taylor, 248 Jessica Dr., stated in Hampton Heights there are signs in some of the lots, are they some of the properties that are being re-zoned. Attorney Smith stated wherever the signs are posted is one of the 34 properties that are being re-zoned.

Discussion on Rezoning Changes

Mr. Heefner made a motion to make no changes to the zoning at this time until the Board has a chance to sit down with the Planning Commission and residents on January 6th, 2019 at 6:30 pm, that were not notified of the zoning change, second by Mr. Sauble; motion carried.

EMS Service Agreement

Steve Rabine, United Hook and Ladder Fire Chief questioned the Board on the agreement between Northeast Adams EMS and Reading Township. Mr. Rabine had some concerns with some of the points in the agreement. Chairman Holtzinger made a motion to table the agreement, second by Mr. Sauble; motion carried unanimously.

On-Lot Disposal System

Approval of Septic Haulers

The Board of Supervisors is required to approve a list of qualified septic haulers for residents. Reading Township received eight applications. Mr. Sauble made a motion to approve the following septic haulers for Reading Township, Mr. Heefner seconded, motion carried unanimously:

Herrick Septic
3772 Baltimore Pike
Littlestown PA 17340
717-359-7851

Dillsburg Septic
516 Range End Road
Dillsburg PA 17019
717-432-9704

Smith's Sanitary Septic Service
124 Baltimore Street
Hanover, PA 17331
717-637-5630

Pecks Septic Service
68 Pine School Road
Gardners, PA 17324
717-486-5548

Youngs Sanitary Septic Service
PO Box 704
Dillsburg, PA 17019
717-337-3999

Frederick M. Shealer Septic
510 Hunterstown Road
Gettysburg, PA 17325
717-334-3565

Ross Excavating
633 Hobart Road
Hanover, PA 17331
717-465-0455
717-633-1900

Precision Paving & Septic
800 Torway Road
Gardners, PA 17324

2020 Planning Commission Meeting Dates

The 2020 meeting dates as presented were approved on a motion by Mr. Heefner, second by Mr. Sauble; motion carried unanimously.

RESOLUTION

Resolution 2019-22 Tax Levies for 2020 was approved on a motion by Mr. Sauble, Second by Mr. Heefner; motion carried.

Resolution 2019-23 Budget Resolution for 2020 was approved on a motion by Mr. Sauble, Second by Mr. Heefner; motion carried unanimously.

Review Right to Know Policy-Attorney Smith recommended to the Board of Supervisors a proposed policy for the administration of the right to know law. This will be discussed at a later meeting.

TREASURER'S REPORT

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

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 November and Lake Meade Fire and Rescue Audit Report.

Police Report

Officer in Charge, Bill Ceravola supplied the Board with a detailed report of the Officer's time for the month of November. Officer Ceravola stated himself and Officer Morehead had driven 1592 miles. The Officers were in Lake Meade 22 times. There were 101 calls, 24 traffic stops, 15 traffic citations, and 9 warnings.

SOLICITOR'S REPORT

Proposed Ordinance to Vacate Baker School Road

Attorney Smith stated Bakers School Road is a non-thru road which does not serve the public but is a sole point of access for one improved property. Mr. Heefner made a motion to approve the process of notifying the effected property owners and publishing the notice for enactment int the paper for the January 20th Board of Supervisors meeting, second by Mr. Sauble; motion carried unanimously.

Proposed Lake Meade Stop Signs Ordinance

Attorney Smith stated there has been a request to post stop signs at McClellan Drive and Curtis Drive in Lake Meade. Mr. Mains, Township Engineer, has completed a stop analysis to support this Ordinance. Mr. Mains stated it is currently a four-way intersection and two currently are stop controlled. The Homeowners Association will be responsible for purchasing and posting the signs. Mr. Sauble made a motion to approve the Ordinance, second by Mr. Heefner; motion carried unanimously.

Signage for Hampton Heights

Attorney Smith stated the office staff has contacted her concerning an Ordinance for the setting of stop intersections, speed limits and parking restrictions for the roads that have been dedicated and accepted by the Township. Attorney Smith will have the drafted Ordinance based on the information that was offered to her for the Board at the next Board of Supervisors meeting on January 20th for consideration.

Fire Damage at 505 Peepytown Road

The property located at 505 Peepytown Road has recently been sold. The Township received a check from the insurance company after the fire to hold in escrow for clean up in the event the property owner does not clean the property the Township will then use that escrow money to clean the property. If the owner cleans the property, the check in escrow will be returned to the insurance company.

Comcast Negotiations

Attorney Smith stated various Townships went together and hired Salzman Hughes to help negotiate a comcast agreement for the provision of cable services in the Township.

Attorney Smith received an email today that was received by two Townships who are rewriting a proposed contract that Salzman Hughes has written. Attorney Smith stated she does not believe the two contracts that were submitted are correct and she recommended contacting Salzman Hughes.

PUBLIC COMMENTS

Paul Beedle-directed his questions to the Solicitor and Township Engineer. Mr. Beedle stated there will not have to be any infrastructure impact study or air quality study one on proposed commercial industrial properties until that parcel would be sold. Mr. Mains stated that was correct. He then questioned Attorney Smith if permits are filed correctly to build something on commercial/industrial properties excluding any exclusions that would be allowed. Attorney Smith stated, yes, by municipal law you cannot exclude a permitted use.

Gary Myers stated there was a meeting on December 9th, a public comments meeting and then there was a general meeting, and now it is being pushed back to January 6th planning commission meeting. He stated Attorney Smith told the residents the Supervisors have 60 days to vote from December 9th. Attorney Smith stated that is correct. The Board has 60 days to vote from the date of publication of Public Hearing. If the time expires the process must begin over from the start.

Jack Edmundson, Reading Township Auditor, would like the Board of Supervisors and Planning Commission to resolve their issues and start working together so the residents do not start losing trust.

Donald Godfey stated he appreciated Mr. Heefner suggesting the Boards meet to discuss the re-zoning. Mr. Heefner stated the residents will be notified of the future meeting.

Chairman Holtzinger thanked Mr. Sauble for his service to the Township.

Matt Spahr thanked the Board for accepting the ballfields. Mr. Spahr would also like to know what is being done with the property behind Rutter's. Mr. Mains stated that would be Chesterfield and it is a conditionally approved development. Mr. Mains stated they have not heard from them.

ADJOURNMENT

There being no further business, the meeting adjourned into executive session at 8:45 pm on a motion by Mr. Heefner, seconded by Mr. Sauble; motion carried unanimously.

Respectfully Submitted,

Kimberly Beard
Secretary/Treasurer