

Reading Township Planning Commission

Regular Meeting

April 5, 2021

The regular monthly meeting of the Reading Township Planning Commission was held at the Reading Township Municipal Building and called to order at 6:30 p.m. by Chairman William Bowen. Planning Commission members in attendance were Gerald Shank, John Biese and Dana Shuman with Chairman Bowen presiding.

Others in attendance included Attorney Susan J. Smith, Solicitor; Virginia J. Thornton, P.E. of Gannett Fleming, Inc.; Andrew Merkel, ACOPD, Ken Scott of Beyond All Boundaries, Lauren and Nick Grim; Mary Ann Dissinger; Randolph S. Bailey, P.E.; and Greg Heefner Jerry Shank, Kevin Holtzinger and Jason Phillips, Supervisors of Reading Township.

The March 1, 2021 minutes were approved as written on a motion by Mr. Shank and a second by Mr. Bowen, motion carried unanimously.

Public Comment

Township Supervisor Greg Heefner brought to the Planning Commission's attention the December 7th, 2020 ACOPD concern regarding the availability of land zoned R-2 in Reading Township.

Supervisor Holtzinger made an inquiry about the status of the Sheman Property preliminary plat plan conditionally approved September 2007.

Mr. Holtzinger wanted it to be stated on the record that he asked Mr. Sheman if while holding Township Supervisor position in 2006 and having land up for re-zoning had received as much public attack and harassment and Mr. Sheman stated that he did not.

Supervisor Heefner questioned if developers need to have Municipal Authority approval in place before beginning site work.

Subdivision & Land Development

Lake Meade Municipal Authority

Lake Meade Well No. 3 Treatment System

Final Land Development Plan

Waiver

Virginia Thornton of Gannett Fleming, Inc. provided the PC with comments on waiver, plan and general comments. William Bailey representing Lake Meade Municipal Authority explained that they are adding a building to the current Well No. 3 site for the treatment of uranium.

Mr. Bailey stated that the reasons for the waiver from the preliminary plan requirement were that improvements already existed and that all requirements for a preliminary plan were satisfied.

Mr. Shank moved to grant the waiver request from the preliminary plan requirement Dana Shuman seconded, motion carried unanimously.

Mr. Shank moved to recommend approval to the Supervisors of the sewage planning module; Dana Shuman seconded the motion. Motion carried unanimously.

Mr. Shank moved to recommend approval of the plan conditioned on Gannett Fleming's April 5, 2021 General Comments:

1. A Sewage Facilities Planning Mailer should be received, reviewed, and evaluated by PA Department of Environmental Protection, as required by Section §22-306 B(10). We will defer to the Lake Meade Municipal Authority to process as appropriate.
2. §22-306.A(27) & (28) requires that all seals, certifications, and signatures shall be provided on the Plan Set in order to facilitate recordation of the Final Plan(s). All sheets to be recorded will need a separate signature block for the Board of Supervisors to sign.
3. An Operation and Maintenance agreement shall be provided for all permanent (Post Construction) stormwater management systems (§23-502) which shall provide a legal mechanism to ensure that the O&M obligations are adhered to. A copy of the O&M agreement should be recorded with the Lake Meade Municipal Authority owned adjacent lot (#967) as the BMPs(disconnection) are located on this lot.

And Gannett Fleming's April 5,2021 Plan Comments:

1. The Township should confirm copies of all submissions to SRBC and DEP, and all correspondence received from those agencies, have been received in accordance with §22-411. This includes permits related to water withdrawal and water treatment (Public Water Supply Permit). The Applicant's Engineer has indicated that all applicable permits and correspondence has been submitted.
2. The plans have been updated to show the wetlands as identified by Vortex Environmental Inc. The note required by §22-306.

Ms. Shuman seconded the motion. Motion carried unanimously.

Lauren & Nickolas Grim

560 Hoovers School Rd.

Sketch Plan

Nickolas Grim presented a sketch plan to subdivide 7 acre parcel of land currently owned by MaryAnn Dissinger at 560 Hoovers School Rd for a single family dwelling. The Solicitor asked if the proposed access easement is already being used on the original lot. Mr. Grim indicated that it is currently a farm equipment access that they would be using as an entrance to the proposed single family dwelling. The Planning Commission raised the issue of a 3acre per parcel maximum lot size requirement due to the zoning of the property. Mr. Merkel suggested large lot consolidation option by using up to 3 allotment rights.

Davino, Pearson & Spahr

SALD #2020-08

Final Plan

Waiver-Preliminary Plan Requirement

DEP Non Building Sewage Module

Ken Scott, Surveyor with Beyond All Boundaries stated the plan had been revised to meet ACOPD and Gannet Fleming comments.

The Solicitor noted the Zoning Hearing Board conditionally granted a variance for 3 parcels approximately 30 acres each. The Zoning Officer administers the decisions of the Zoning Hearing Board, but there was no comment from the Zoning Officer on compliance with the lot size condition. John Biese moved to table the plan for receipt of the Zoning Officer's comment, Dana Shuman seconded the motion. Motion carried unanimously.

Miscellaneous

Supervisor Holtzinger asked Andrew Merkel to comment on the growth patterns in Adams County. Mr. Merkel commented on how different types of housing seem to attract a certain unfavorable stigma based on what type of homes they are i.e. mobile home parks vs. 50 & over. He stated that the housing spectrum is changing to reflect that need for more dense housing. Although, what is affordable does not appear to be what is favorable.

Supervisor Holtzinger brought to the Planning Commission's attention the County Real Estate report.

Discussion continued with examples from the Solicitor and Mr. Merkel of progress or lack thereof when it comes to development of certain types of housing.

Adjournment

There being no further business to discuss, the meeting adjourned at 8:25 p.m. on a motion by Chairman Bowen, seconded by Ms. Shuman.

Respectfully Submitted,

Tiana Mummert

Administrative Assistant

