

**READING TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
JUNE 2, 2014**

The regular monthly meeting of the Reading Township Planning Commission was held at the Reading Township Municipal Building and called to order at 6:28 P.M. by Chairman John Biese. Planning Commission members in attendance were John Biese, William Bowen, Gerald Shank, Dana Shuman, and Alicia Wooters.

Those associated with Reading Township in attendance were Bob Zangueneh, Reading Township Board of Supervisor, Victor Neubaum, Esquire Township Solicitor; P. Eric Mains, P.E. Township Engineer; Andrew Merkel, Senior Planner for Adams County Office of Planning and Development; and Kelly Duty, Zoning/ Code Enforcement Officer.

Applicant/ public in attendance were Timothy L. Frock.

May 5, 2014 minutes were approved as written on a motion by Mr. Bowen and seconded by Ms. Wooters; motion carried unanimously.

PUBLIC COMMENT

There was no public comment.

ZONING HEARING BOARD APPLICATION

TIMOTHY L. FROCK; #2014-01Z

1070 NORTH BROWNS DAM DRIVE

VARIANCE TO EXCEED MAX STRUCTURE HEIGHT

Timothy Frock requests a variance to elevate an existing dwelling in the 100-year regulated floodplain, which would result in a structure height in excess of the 35-foot maximum structure height, in the Low-Density Residential (R-2) District. Mr. Frock proposes to elevate the dwelling above the 100-year floodplain elevation with approximately 1.5 feet of freeboard and simultaneously construct a new deck on the front of the home. The variance request is filed to §27-804.A.10 of the Reading Township Zoning Ordinance. On a motion by Mr. Bowen and seconded by Mr. Shank, the Planning Commission recommended approval of the variance as proposed; motion carried unanimously.

SUBDIVISION & LAND DEVELOPMENT

JEFFREY M. & DEBORAH A. SEIBERT; #2010-06

NELL ROAD; LC; 6 LOTS;

PRELIMINARY PLAN; SEWAGE FACILITIES PLANNING MODULE

Mrs. Duty presented the Planning Commission with a letter from the Pennsylvania Department of Environmental Protection in regards to the Jeffrey M. & Deborah A. Seibert Plan. DEP's response was that their review would not be completed within the normal time period.

Therefore, they extended their review period by an additional 60 days, and they expect to respond on or before July 28, 2014. There was no additional discussion.

TOWNSHIP CODE

REVIEW OF CHAPTER 22, SUBDIVISION & LAND DEVELOPMENT: STORMWATER MANAGEMENT SECTION (REMOVED) FOR AMENDING CHAPTER 23, STORMWATER MANAGEMENT

Township Engineer, Mr. Mains looked specifically at the former Part 6 of the Subdivision and Land Development Chapter, which was removed in its entirety because the Township adopted a stand-a-lone Stormwater Management Ordinance, Chapter 23. This new ordinance superseded Part 6 of the SALD Chapter but included some standard that were developed specifically to deal with certain concerns and issues that occur in Reading Township. Mr. Mains' focus was design and construction of stormwater management criteria. Mr. Mains stated infiltration testing will need to be upgraded, rate & volume will need to be tightened up, need to keep fencing, floodplain, & inspection regulations, design & installation regulations will be in the construction manual which will be referenced. Eric intends to take the recommended information out in a stand-a-lone form and then go from there. Victor stated he will also review the information from Mr. Mains. On a motion by Mr. Bowen and seconded by Ms. Wooters, the Planning Commission recommended Mr. Mains develop a draft of the revisions as proposed; motion carried unanimously.

REVIEW OF CHAPTER 27, ZONING ORDINANCE WITH REGARD TO THE STATE ACRE LAW
Chairman Biese requested Andrew Merkle, Senior Planner with Adams County Office of Planning and Development, to show the Planning Commission where there are conflicts in the Zoning Ordinance with the State ACRE (Agriculture, Communities, and Rural Environment) Law. This Law strives to balance agricultural interests with local government's duty of protecting its residents. Mr. Merkle pointed out some potential issues the State could find with how the Reading Township Zoning Ordinance is written. Solicitor Neubaum stated it is very unusual for the State to seek out municipalities with ordinance conflicts unless an applicant files a case with the General Attorney. Based on the discussion the Planning Commission did not feel an amendment to the Zoning Ordinance was warranted at this time. On a motion by Mr. Bowen and seconded by Mr. Shank, the Planning Commission determined an amendment was not necessary at this time; motion carried unanimously.

MISCELLANEOUS

NPDES GENERAL PERMIT RENEWAL

PORTO VECCHIO

The Planning Commission reviewed the renewal notice – NPDES, General Permit. The purpose of the notice is to inform the Township of the property owner's intent to renew the permit and to give the Township an opportunity to review based on sound land use practices and planning efforts while considering the comprehensive plan and zoning ordinance. The Planning Commission did not have any comments beyond acknowledging the notice of renewal. On a motion by Mr. Shank and seconded by Mr. Bowen, the Planning Commission stated they had no comments to submit to DEP; motion carried unanimously.

INFORMATION PROVIDED TO THE PLANNING COMMISSION

The Planning Commission was provided with the following information:

1. PSATS News Bulletin (May)
2. Townships Today
3. Twp notified by ACCD: E&S Plan for Columbia Gas for Line 1655 North Replacement Project There was no discussion on the above items.

Mrs. Duty pointed out the Township has received notification from the Adams County Conservation District that Columbia Gas has applied for Permit Authorization Cover Letter for Erosion and Sediment Control General Permit ESCGP for Stormwater Discharges Associated with Oil and Gas Activities. There was no other discussion.

NPDES GENERAL PERMIT APPLICATION FOR DISCHARGE OF STORMWATER

DENISE F. SMITH, TURKEY PIT ROAD,

The Planning Commission reviewed the notice for NPDES Permit for Discharge of Stormwater during Construction Activities. The purpose of the notice is to inform the Township of the property owner's intent to renew the permit and to give the Township an opportunity to review based on sound land use practices and planning efforts while considering the comprehensive plan and zoning ordinance. The Planning Commission reviewed the Municipal Land Use Letter and the Land Use Information Questions based upon only the information that was provided. The Planning Commission stated a subdivision plan must be provided by the property owner. On a motion by Mr. Bowen and seconded by Mr. Shank, the Planning Commission stated they recommended the Zoning/ Code Enforcement Officer send the Municipal Land Use Letter and the Land Use Information Questions as completed by the Planning Commission based on the information submitted to the Township by Carl Bert & Associates in a letter dated May 27, 2014 and sent by certified mail (No. 7009 2820 0002 8978 2888); motion carried unanimously.

ADJOURNMENT

The meeting was adjourned at 8:03 PM on a motion by Mr. Bowen and seconded by Mr. Shank; motion carried unanimously.

Respectfully,
Kelly Duty
Zoning/ Code Enforcement Officer