

**READING TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MARCH 3, 2014**

The regular monthly meeting of the Reading Township Planning Commission was held at the Reading Township Municipal Building and called to order at 6:30 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 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.

Applicants/ public in attendance were Timothy E. Myers and Robby Sebright.

January 6, 2014 minutes were approved as written on a motion by Mr. Bowen and seconded by Mr. Shank; motion carried unanimously. The Planning Commission February 3, 2014 meeting was canceled due to lack of action items and a bad winter storm.

PUBLIC COMMENT

There was no public comment.

SUBDIVISION & LAND DEVELOPMENT

**TIMOTHY E. MYERS & KATHLEEN A. MYERS; #2014-01
BROUGH HILL ROAD
AC; 2 LOTS; FINAL PLAN**

The Township Engineer reviewed comments dated February 14, 2014. Mr. Main's comments included, but are not limited to, plan scale and source of the floodplain information. Mr. Merkle reviewed Adams County Department of Planning and Development comments dated March 3, 2014, with the Planning Commission. An item from the county's comments to be addressed is the "Z" strike on the new lot and adjoining lands. The Zoning/ Code Enforcement Officer did not have any additions, as Township staff comments dated February 25, 2014 were all covered by the Township Engineer and the County. The surveyor should revise the plan per the comments from Adams County Office of Planning and Development, the Township Engineer, and the Township Zoning/ Code Enforcement Officer. On a motion by Mr. Shank and seconded by Mr. Bowen, the Planning Commission tabled the plan; motion carried unanimously.

MISCELLANEOUS

PENN DOT PLANNED INTERSECTION IMPROVEMENTS IN READING TOWNSHIP

John Biese stated there was a meeting on February 11, 2014, at the Township Municipal building with Penn DoT and Township representatives: Donald Kauffman, Supervisor; Kim Dissinger, Director of Public Works; Jason Grim, Road Foreman; Kelly Duty, Zoning/ Code Enforcement Officer; William Ceravola, Officer in Charge; and John Biese; Planning Commission. Also in attendance was Andrew Merkle, Adams County Office of Planning & Development; a Penn DoT representative, and a design consultant contracted by Penn DoT. The intersections Penn DoT will improve and discussed at the meeting were the Route 94 and Route 394 intersection in the village of Hampton and the Route 94 and Route 234 traffic light intersection. The Hampton Village intersection was presented with two different designs: a traffic light intersection and a round-about intersection. Based on the safety information, the long term costs for the Township, vehicle breaking noise, and “sense of place” the proposal would provide; Township representatives felt the round-about would be the best fit for the village. The existing traffic light intersection at 94 & 234 will continue to be a traffic light intersection, but with the addition of exclusive left turn lanes on Route 94. Penn DoT will also look into working with Rutter’s on moving their Route 94 entrance as far south as possible to get it away from the intersection. Penn DoT plans to hold public meetings on these improvements in the summer or early fall of 2014.

CODIFICATION

READING TOWNSHIP ORDINANCES

Solicitor Neubaum stated the codification would be referred to as Ordinance #2014-01. The timeline for the adoption is still accurate and it should be enacted by the Board of Supervisors at their April 21, 2014 meeting. To date no changes have been made to the final draft. It will proceed as a typical ordinance adoption because there were no map changes and no use changes.

SUBDIVISION & LAND DEVELOPMENT

JEFFREY M. & DEBORAH A. SEIBERT; #2010-06 NELL ROAD; LC; 6 LOTS; PRELIMINARY PLAN;

AGREEMENT FOR THE SEWAGE FACILITIES PLANNING MODULE

John Biese stated the Board of Supervisors, at their February 17, 2014 meeting, had approved the Sewage Facilities Planning Module because the Installation and Maintenance Agreement had been revised as the Township advised. The Township did not want to be referred to as a responsible party should a malfunction of the system occur. Those references were revised to indicate the maintenance operator that would be contracted by the developer should the Plan be approved.

CODIFICATION

SCOPE OF WORK

The Zoning/ Code Enforcement reviewed a memorandum which lists various items the Planning Commission has discussed in the past. The memorandum consists of things that require closer review, amendment, and work by the Planning Commission. These items were given a back seat during the codification process. The items listed on the memorandum include: attached accessory dwelling units, encourage development in the commercial/ industrial zoning district, urban chickens, agri-tourism, truck prohibition on certain streets defined, Subdivision & Land Development Ordinance on the removal of the Stormwater Management section, fireworks regulations, and agribusiness regulations. The Planning Commission decided to review this memorandum over the next month and then prioritize the list at the April 7th meeting.

MISCELLANEOUS

HAZARD MITIGATION GRANT PROGRAM

The Zoning/ Code Enforcement Officer presented the Planning Commission with a rough draft of the Hazard Mitigation Grant Program Application and a resolution indicating the Township Agent for the grant application. Owners of two separate residential properties, Cathy & Greg Overholzer of 230 Conewago Drive and Marsha & Wayne Browning of 1066 North Browns Dam Drive, approached the Township for this particular grant because individual property owners are not able to apply. In 2012 the National Flood Insurance Program (NFIP) was reformed to phase out subsidies, limit server repetitive losses, required rates to cover actual losses and create a reserve fund, which has resulted in more property owners looking into ways to lower their insurance premiums. The Township has an approved local flood mitigation plan, which is necessary before a project can be approved. The Planning Commission is in favor of floodplain and hazard mitigation. On a motion by Mr. Shank and seconded by Ms. Wooters the Planning Commission recommended submitting the Hazard Mitigation Grant Program Application and designating Kelly Duty as the agent for the Township for the grant; motion carried unanimously.

INFORMATION PROVIDED TO THE PLANNING COMMISSION

The Planning Commission was provided with the following information:

1. BOS Draft Minutes: 2/17
2. Ag Issues Breakfast March 6th
3. PA Townships New: The Road to Recovery Article (New Money for Transportation).
4. PSATS News Bulletin

There was no discussion on the above items.

ADJOURNMENT

The meeting was adjourned at 7:30 PM on a motion by Mr. Shank and seconded by Ms. Shuman; motion carried unanimously.

Respectfully,
Kelly Duty
Zoning/ Code Enforcement Officer