

**READING TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
MAY 5, 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, Dana Shuman, and Alicia Wooters. Gerald Shank was absent.

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.

There were no applicants/ public in attendance.

April 7, 2014 minutes were approved as written on a motion by Mr. Bowen and seconded by Ms. Shuman; motion carried unanimously.

**PUBLIC COMMENT**

Mr. Biese discussed the \$15 Adams County Road Atlas that a few of the Planning Commission members are interested in purchasing. Mr. Merkle stated he will take their payments to the county, have them printed and deliver them to Reading Township.

Mr. Biese asked Solicitor Neubaum about the Old Loghouse Lane entrance into Lake Meade that is typically used for emergency purposes, but was gated by a land owner. Solicitor Neubaum stated it was still in litigation.

Mr. Bowen discussed Columbia Gas Company coming to his property to inspect an old right-of-way he believes Columbia Gas Company abandoned when they removed the pipeline several years ago. Mr. Mains stated removal of a line does not necessarily mean they have abandoned the right-of-way. Mrs. Duty stated she is not aware of the Township being contacted in regards to Columbia Gas Company inspecting their right-of-ways in Reading Township.

Mr. Biese questioned if there was any clarification on why the last page of the Hillandale Land Development Plan indicated the building heights to be 10 feet. Mrs. Duty spoke with Mr. Reed of Hillandale, who stated the engineer responsible for drawing the plans was showing the vertical elevations for the stormwater management system and not the buildings. However, he will have this correction made on the plans to show an accurate elevation depiction of the proposed buildings.

## **SUBDIVISION & LAND DEVELOPMENT**

None discussed.

### **CODIFICATION**

#### **CODIFIED ORDINANCES #2014-01**

The Zoning/ Code Enforcement Officer stated the Board of Supervisors adopted the final draft of the codified ordinances at their April 21, 2014 meeting. Solicitor Neubaum stated there was no opposition to its adoption and that it is now enacted.

#### **REVIEW OF CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT WITH REGARD TO STORMWATER MANAGEMENT**

Township Engineer, Mr. Mains looked specifically at the former Part 6 of the Subdivision and Land Development Chapter. This part was removed in its entirety because the Township adopted a stand-a-lone Stormwater Management Ordinance, Chapter 23, which superseded Part 6 in the SALD Chapter. Mr. Mains' focus was design and construction of stormwater management criteria that is in the former SALD Part 6 but not in the current Stormwater Management Chapter. This does not mean the Township is without criteria for stormwater management design and construction. However there are some criteria that were intentionally chosen to be included in the ordinance for Reading Township that we would probably wish to include in Chapter 23. Mr. Mains will summarize where the shortcomings exist (i.e.: fencing, easements, floodplains, etc) compared to former Part 6 of the SALD Chapter.

Chairman Biese requested to begin work on the Agri-business section of the Agricultural Conservation District. Mrs. Duty stated she will get information from Mr. Merkle, of Adams County Office of Planning and Development, on the suggested revisions to this section of the Zoning Ordinance. Mrs. Duty stated concerns with taking on too many revisions at one time with the potential increase of activity during this time of year.

### **MISCELLANEOUS**

#### **DEP GENERAL PERMIT FOR BANK RESTORATION**

##### **72 LAKE MEADE DRIVE – SMITH**

The Planning Commission reviewed the Smith application to DEP for General Permit – GP3 and GP-11 for stream bank protection. The purpose of the notice is to inform the Township of the property owner's intent to apply for 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. From this perspective the Planning Commission is in support of the stream bank safeguards which prevent the washing way of the bank and sedimentation of the Lake. The Planning Commission did not have any comments beyond acknowledging the repair and maintenance is necessary to keep the Lake healthy. On a motion by Mr. Bowen and seconded by Ms. Shuman, the Planning Commission stated they had no

comments to submit to DEP for the General Permit, GP-3 and GP-11; motion carried unanimously.

**INFORMATION PROVIDED TO THE PLANNING COMMISSION**

The Planning Commission was provided with the following information:

1. BOS Draft Minutes: 3/17
2. PSATS News Bulletin (Mar/Apr)
3. SR94 & SR394 Intersection Improvements Meeting Minutes Revised
4. Adams Co: Atlas available from county for \$15 – taking payments for Mr. Merkle to get copies printed for those interested.
5. Green Space Committee did not meet but offered an update.
6. Adams County Association Mid-Year Conference & Training
7. PSATS Twp Legal Defense Partnership

There was no discussion on the above items.

There was discussion on the potential of Stormwater Management Municipal Authorities being established or existing Municipal Authorities being given the responsibility of regulating Stormwater Management. Mr. Mains stated the Authorities would need to charge fees for their services. In some densely populated locations, due to the aging stormwater management infrastructure, property owners are being charged fees for the operation and maintenance of the stormwater management infrastructure. A majority of property owners are upset with the new stormwater fee they have not had to pay in the past. However, the alternative to not having the stormwater management municipal authorities could result in loss of property and life due to the infrastructure not being maintained.

**ADJOURNMENT**

The meeting was adjourned at 7:15 PM on a motion by Mr. Bowen and seconded by Ms. Shuman; motion carried unanimously.

Respectfully,  
Kelly Duty  
Zoning/ Code Enforcement Officer