

**READING TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 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 when a quorum was present. Planning Commission members in attendance were John Biese, William Bowen, Gerald Shank, and Alicia Wooters. Dana Shuman was absent.

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

Applicants/ public in attendance were Darlene Eisenhart.

October 6, 2014 minutes were approved as written on a motion by Mr. Shank and seconded by Mr. Bowen; motion carried unanimously.

PUBLIC COMMENT

There was no public comment.

SUBDIVISION & LAND DEVELOPMENT

**LESTER E. MYERS ESTATE; #2014-02
POSSUM HOLLOW ROAD AND EAST BERLIN ROAD
FINAL PLAN-; AC; ADD-ON LOT**

Ms. Eisenhart stated revisions to the plan were made by the surveyor based on comments submitted by Township staff, Township Engineer, and Adams County. The Planning Commission, as well as others associated with the Township, reviewed the revised plan. The Township Engineer stated the “lightning strike” was not on the plan indicating Lot 2 is to be added to the Clearview Farm. Ms Eisenhart should have Surveyor LaRue add this indicator to the plan. On a motion by Mr. Shank and seconded by Mr. Bowen, the Planning Commission recommended conditional approval; motion carried unanimously. The Planning Commission recommended approval conditioned upon the following:

1. An approved Sewage Facilities Planning Module. §22-306.B(10)
2. Place the symbol (“Lightning Strike”) that indicates both parcels shall be considered as one single tract for the purposes of subdivision. §22-304.A(10)

TOWNSHIP CODE

STORMWATER MANAGEMENT CHAPTER 23: REVIEW AMENDMENT ORDINANCE #2014-02

The Township Solicitor developed the proposed Ordinance Amendment from the Township Engineer's memo that assessed the removed stormwater management section of the Subdivision and Land Development Ordinance for important regulations to retain and thereby add to the Stormwater Management Chapter of the Township Code. The Planning Commission reviewed the proposed ordinance. The Planning Commission found a correction to be made to Section 5 of the proposed ordinance. The §23-304 should be changed to §23-308 and the statement should be listed as item J in the Township Code. On a motion by Mr. Shank and seconded by Mr. Bowen, the Planning Commission recommend the Ordinance #2014-02 for approval by the Reading Township Board of Supervisors conditioned upon the correction of section number and any other typographical errors; motion carried unanimously.

FLOODPLAINS CHAPTER 8: REVIEW FOR AMENDMENT CONSIDERATION

The Planning Commission received and review the Zoning/Code Enforcement Officer's detailed review of the PEMA suggested Flood Plain Ordinance. The review looked specifically at the differences between the two documents. The Township Engineer stated the existing Floodplain Ordinance is not lacking much in regards to the suggested ordinance but that some minor revisions could be made. The Zoning/ Code Enforcement Officer will continue to develop a list of necessary revisions and then meet with the Township Engineer for discussion. The Planning Commission concurred that review was necessary.

HAMPTON HEIGHTS STORMWATER MANAGEMENT MEMORANDUM

The Township Engineer explained to the Planning Commission the Reading Township Board of Supervisors approved a Stormwater Management Policy for the Hampton Heights Development. This Development has an overall stormwater management plan that includes a collection and conveyance system with a multiple detention facilities. During the design of the system each lot was allocated a maximum of 3500sf of impervious surface to determine the necessary sizing of pipes, inlets, culverts and detention basins. Currently, as phases become built out, property owners realize need for additional impervious surface in excess of the allocated 3500sf, which the stormwater management system was not designed. Therefore this runoff must be managed and not exempt as the stormwater management ordinance would allow. Lots proposing impervious surface over 3500sf must design secondary facilities such as, but not limited to, drywell, rain gardens, rain barrels, etc. to handle the additional flow. The Planning Commission concurred with this Policy.

MISCELLANEOUS

INFORMATION PROVIDED TO THE PLANNING COMMISSION

The Planning Commission was provided with the following information:

1. Stock & Leader Newsletter
2. MetEd Safety Message for our Community e-mail
3. PSATS Legal Defense Newsletter
4. NewPA: PA Military Community Protection Commission Newsletter

5. Spectra Energy Community Outreach
6. PA Township News: Governor Candidates
7. Ag Issues Breakfast Meetings

Mr. Biese discussed the Spectra Energy information provided. Mr. Biese questioned the 1000 foot setback. The Zoning/ Code Enforcement Officer stated this was not a setback distance where nothing could be built, but rather a buffer area in which it is recommended for careful consideration of development. It is important for those involved with the planning and development of any kind of improvement to take into consideration what exists in the surrounding area. There was no additional discussion on the above items.

2015 SCOPE OF WORK

The Planning Commission reviewed the suggested 2015 Scope of Work of items that should be address over the next year. The memorandum consists of things that require closer review, amendment, and review by the Planning Commission. The items listed on the memorandum include: attached accessory dwelling units, encourage development in the commercial/ industrial zoning district, truck prohibition on certain streets defined, and Floodplain Chapter 8 amendment. Mr. Merkle stated the County is doing a County wide Economic Development plan which would be beneficial in determining the types of development we would like to attract to the commercial/industrial district. The Township does not want to attract just any kind of commercial development, but rather the kind that would be well suited for this region and its resources.

Attached Accessory Dwelling Units would be better suited as a by-right use, rather than as a Special Exception use as it currently is listed in the Zoning Ordinance. Solicitor Neubaum stated there is concern with them becoming rental units, but less so than with detached Accessory Dwelling Units. The Ordinance requires a recorded memorandum to indicate that the occupancy of the Accessory Dwelling Unit shall be limited to all permitted occupants as stated in §27-202, that the Accessory Dwelling Unit shall not be rented to persons who are not related to the occupants of the principal dwelling.

Mr. Biese suggested the Public Works Department be included in the determination of the roadways where truck traffic is limited. This would be in addition to discussion with the Officer in Charge.

The Planning Commission will review this memorandum over the next month.

ADJOURNMENT

The meeting was adjourned at 7:57 PM on a motion by Mr. Shank and seconded by Mr. Bowen; motion carried unanimously.

Respectfully,
Kelly Duty
Zoning/ Code Enforcement Officer