

**READING TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
OCTOBER 6, 2014**

The regular monthly meeting of the Reading Township Planning Commission was held at the Reading Township Municipal Building and called to order at 6:43 P.M. by Chairman John Biese when a quorum was present. Planning Commission members in attendance were John Biese, Gerald Shank, and Dana Shuman. William Bowen and Alicia Wooters were 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 Ronald Garis, Carl Bert, Denise F. Smith, Scott Zeigler, Kermit Zeigler, Dave Myers, and Darlene Eisenhart.

September 3, 2014 minutes were approved as written on a motion by Mr. Shank and seconded by Ms. Shuman; motion carried unanimously.

PUBLIC COMMENT

There was no public comment.

SUBDIVISION & LAND DEVELOPMENT

**DENISE F. SMITH; #2014-03
TURKEY PIT ROAD; LC;
ESTATE LOT & ADD-ON LOTS**

Mr. Bert, surveyor for the applicant, stated the conditional use hearing was held at the Board of Supervisors meeting on September 15, 2014 and granted approval. Mr. Bert made revisions based on the hearing information, Township staff comments, Township Engineer comments, and County comments. On a motion by Mr. Biese and seconded by Mr. Shank, the Planning Commission recommended conditional approval; motion carried unanimously. The Planning Commission recommended approval conditioned upon the following:

1. All appropriate signatures, seals, and certifications should be provided. (§22-304.A(16))
2. Notation correction should be made to the conditional use hearing statement indicating the docket number as 2014-01C and the appropriate code number is §27-503(B)(2).
3. An approved Sewage Facilities Planning Module. (§22-306.B(10))

4. A merger agreement will be required for all lots where lands are to be added. (§22-308.D))
5. An approved Erosion & Sediment Control Plan with the associated NPDES stormwater discharge from construction activities permit. (§22-304.B(2))
6. A signature block shall be provided on each plan sheet. (§22-306.A(28))
7. As-Built Plan is required upon completion of the Stormwater Control Measures. (§22-310)

On a motion by Mr. Shank and seconded by Ms. Shuman, the Planning Commission approved Mr. Biese signing on behalf of the Planning Commission the DEP Planning Waiver and Non-Building Declarations and recommended the Board of Supervisors to also sign the DEP Planning Waiver and Non-Building Declarations; motion carried unanimously. On a motion by Mr. Shank and seconded by Ms. Shuman, the Planning Commission approved Mr. Biese signing the Sewage Facilities Planning Module and recommended the Board of Supervisors to also sign the Sewage Facilities Planning Module; motion carried unanimously. On a motion by Mr. Shank and seconded by Ms. Shuman, the Planning Commission recommended approval of the Modification Request to waive the submission of the preliminary plan; motion carried unanimously.

J. LUTHER HOWE, JR.; #2014-04
HUNTERSTOWN-HAMPTON ROAD; LC/ AC;
2 LOTS; FINAL PLAN

Mr. Garis, surveyor for the applicant, stated revisions to the plan were made based on Township staff comments, Township Engineer comments, and County staff comments. The Planning Commission discussed their and Adams County Office of Planning Department's concern with the potential of the lot being used as a residential lot, but the Township cannot require sewage facilities testing on a lot of this nature. On a motion by Mr. Shank and seconded by Ms. Shuman, the Planning Commission approved Mr. Biese signing on behalf of the Planning Commission the DEP Planning Waiver and Non-Building Declarations and recommended the Board of Supervisors also sign the DEP Planning Waiver and Non-Building Declaration; motion carried unanimously. On a motion by Mr. Shank and seconded by Ms. Shuman, the Planning Commission recommended conditional approval; motion carried unanimously. The Planning Commission recommended approval conditioned upon the following:

1. All appropriate signatures, seals, and certifications should be provided. (§22-304.A(16))
2. An approved Sewage Facilities Planning Module. (§22-306.B(10))

ROBERT EVERETT; #2014-05
ROUND HILL ROAD; AC;
2 LOTS; FINAL PLAN

Mr. Garis, surveyor for the applicant, stated revisions to the plan were made based on Township staff comments, Township Engineer comments, and County staff comments. On a motion by Mr. Shank and seconded by Ms. Shuman, the Planning Commission recommended approval of the Sewage Facilities Planning Module; motion carried unanimously. On a motion by Mr. Biese and seconded by Mr. Shank, 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. All appropriate signatures, seals, and certifications should be provided. (§22-304.A(16))

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

Mr. Mains, Township Engineer, reviewed his comments dated September 25, 2014. Mr. Merkle of ACOPD reviewed County comments dated October 6, 2014. Mrs. Duty reviewed staff comments dated October 1, 2014. The applicants acknowledged all comments and stated Mr. LaRue, surveyor, would get the comments. Items discussed included: new lot is the only portion of lands that is required to be field surveyed, adjusted tract area chart should be edited, side yard setbacks should be reviewed, non-conforming structures should have a note on the plan referencing the appropriate Zoning Ordinance section, and requirement of the Agricultural Preservation Board for the preserved farms. On a motion by Mr. Shank and seconded by Ms. Shuman, the Planning Commission approved Mr. Biese signing on behalf of the Planning Commission the DEP Planning Waiver and Non-Building Declarations and recommended the Board of Supervisors to also sign the DEP Planning Waiver and Non-Building Declaration; motion carried unanimously. On a motion by Mr. Shank and seconded by Ms. Shuman, the Planning Commission tabled the plan for revisions to be made; motion carried unanimously.

TOWNSHIP CODE

**STORMWATER MANAGEMENT CHAPTER 23: REVIEW FOR CONSISTENCY WITH SALDO
REMOVED SECTION**

Township Engineer, Mr. Mains, reviewed the memo he created on assessment of the Stormwater Management Ordinance and the Subdivision and Land Development Ordinance stormwater management section that was removed. Mr. Mains found seven sections where various regulations should be retained as the stand-alone stormwater management ordinance does not currently have them. On a motion by Ms. Shuman and seconded by Mr. Shank, the Planning Commission accepted the Engineer's memorandum on the Subdivision and Land Development Ordinance amendment recommendations and requested the Solicitor develop an ordinance for consideration; motion carried unanimously.

MISCELLANEOUS

INFORMATION PROVIDED TO THE PLANNING COMMISSION

The Planning Commission was provided with the following information:

1. Shemon Property LDP Phase Schedule Update
2. LMMA Minutes – August 11, 2014

3. PSATS: The Township Planner
4. Adams Co. Draft Hazard Mitigation Plan Update — available for review on-line
5. YCPC: York County 2014 Economic Development Plan available for review on-line
6. Letter to Penn DOT requesting pre-emption at the signal light.
7. Pipeline Safety Awareness Information available for review on-line
8. State Senator for 33rd District Newsletter
9. Governor's Center for Local Government Services
10. East Berlin Community Library Information
11. Adams County EMS
12. Ag Issues Breakfast Meetings

There was no discussion on the above items.

ADJOURNMENT

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

Respectfully,
Kelly Duty
Zoning/ Code Enforcement Officer