

READING TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
August 3, 2015

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 pm by Chairman John Biese. Planning Commission members in attendance were Gerald Shank, Dana Shuman and Alicia Wooters with Chairman Biese presiding. Vice-Chairman William Bowen was absent from the meeting.

Others in attendance included Andrew Merkel, Senior Planner for Adams County Office of Planning & Development; Attorney Victor Neubaum, Solicitor; P. Eric Mains, P.E. of Buchart Horn, Inc.; Clark Craumer of Clark P. Craumer, LLC; Craig Gebhart; Henry Heiser; Ira Reed; Jacob Stimer; Dennis Rudolph and Jeffrey Seibert.

The July 6, 2015 minutes were approved as written on a motion by Mr. Shank and seconded by Ms. Wooters; motion carried unanimously.

PUBLIC COMMENT

Chairman Biese stated that a response letter was drafted, approved by the Board of Supervisors and sent to Emily Ensor in reply to her concerns for a park in Reading Township.

SUBDIVISION & LAND DEVELOPMENT

Craig Gebhart
Sketch Plan
755 Church Road East Berlin PA

Mr. Gebhart presented a sketch plan to subdivide the property on 755 Church Road in half, with ½ being added to Mr. Gebhart's property and ½ being added to Mr. Leas' property. The proposal would take three existing lots and combined them into two lots. Mr. Merkel stated there may be some issues regarding zoning and size regulations that may require a zoning hearing because of the AC & LC zoning ordinances. Attorney Neubaum reviewed the 2007 plat plan presented by Mr. Gebhart and stated zoning ordinance lines must be considered and they may lose "building rights", but he does not see any major concerns at this preliminary stage based on Mr. Gebhart's presentation. A motion was made by Mr. Shank to table the discussion until a preliminary plan may be formally presented to the Planning Commission for review. The motion was seconded by Ms. Shuman; motion carried unanimously.

Marcus Strubahr
601 Kuhn Fording Road

Mr. Rudolph, speaking on behalf of Mr. Strubahr, requested clarification on the terminology of an "agribusiness" and how to proceed with building a proposed 10,000 square foot building to have a dairy farm on the Kuhn Fording Road property. Chairman Biese questioned the existence of existing buildings and Mr. Rudolph confirmed there are buildings on the property presently. Mr. Merkel clarified that the question concerning an "agribusiness" would not be an issue based on his interpretation of the term as presented in §27-503.A(2) and the Planning Commission agreed. Mr. Merkel mentioned that if they proceed they will also need to consider the animal equivalency units in accordance with the size of the property. With the "agribusiness" question settled, Mr. Mains stated the next step would be for Mr. Strubahr to prepare a preliminary land development plan for formal presentation to the Planning Commission. The Planning Commission has asked Mr. Wilt, Township Administrative Assistant, to draft a letter to inform Land & Sea Services of this decision.

John Howe
#2015-02
Sewage Facilities Planning Module
656 Fish & Game Road

The Planning Commission received the Sewage Facilities Planning Module (Non-Building Waiver) in order to comply with the conditional approval for the plan in accordance with ordinance §22-306.B(10). A motion was made by Mr. Shank and seconded by Ms. Wooters to accept the Plan Module and forward the documents to the Board of Supervisors for final approval and signatures and submission to Department of Environmental Protection for processing. The motion carried unanimously.

Harvey Stimer
#2015-04
Sewage Facilities Planning Module
3490 Hunterstown-Hampton Road

The Planning Commission reviewed copies of the Sewage Facilities Planning Module supplied by Gil Picarelli, Township SEO. A motion was made by Mr. Shank and seconded by Ms. Shuman to accept the Plan Module and forward to the Board of Supervisors for final approval and signatures and submission to Department of Environmental Protection for review and comments. The motion carried unanimously.

A preliminary plan was submitted for review; however, due to the late submission to the county, the Adams County Office of Planning & Development has not completed their review for the meeting. A motion was made by Mr. Shank and seconded by Ms. Shuman to table the plan until the Adams County Office of Planning & Development has completed their review and the surveyor has addressed the comments made by Mr. Mains on his plan review. The motion carried unanimously.

Jeffrey & Deborah Seibert
#2010-06
Preliminary Subdivision Update

Mr. Craumer brought in additional copies of the preliminary plan for the Planning Commission to review and to address some of the comments still existing. Mr. Mains brought the Planning Commission up to date based upon the most current review he had conducted on October 12, 2012 and the concern that there was hesitation by the Planning Commission due to the duration of time that has passed while awaiting Department of Environmental Protection review. Some of the Mr. Mains concerns still existing include:

- The Township Solicitor still needs to review the deed restrictions regarding future subdivisions.
- Even though the approved sewage module has been received a Step One permit for the sewage module will still be required.
- A NPDES Permit must be obtained to address the "road frontage lot" issues.
- There is no indication a Water Supply Feasibility Report has been completed. If this was conducted, an updated hydrogeological testing/analysis report must be submitted.
- The concern on the insufficient roadway width must be addressed in the final plan with the Township Solicitor as originally proposed in the October 12, 2012 comment sheet.
- Chairman Biese stated an Ag impact notice must also be included in the plan.

Mr. Merkel stated he still stands by the comments originally presented. Chairman Biese has expressed concerns that while the Department of Environmental Protection has approved the Official Plan on May 29, 2015 he still has concerns and would like to engage them in future discussion through a letter he is drafting. Attorney Neubaum suggests the Planning Commission not proceed with a formal appeal, but proceeding with a letter to engage in future dialogue would be an acceptable concept. Ms. Wooters made a motion to prepare a formal letter to be reviewed by the Board of Supervisors and submitted to the Department of Environmental Protection. Mr. Shank seconded the motion; motion carried unanimously. Mr. Mains suggested that while this letter is in process, Mr. Seibert and Mr. Craumer continue moving forward with a revised preliminary plan and address some of the comments listed above. Mr. Seibert requested elimination of another revised preliminary plan and proceed directly to a final plan to expedite the process. Mr. Mains explained that other outside agencies are involved in this continual process and suggests the revised

preliminary plan continues as presented. Attorney Neubaum also recommends the Planning Commission proceed as proposed. A motion was made by Ms. Wooters and seconded by Mr. Shank to table the preliminary plan until a revised preliminary plan is received and the areas of concern are addressed. The motion carried unanimously.

Morrell A. Myers

#2015-03

Preliminary Subdivision

Mr. Craumer came to the meeting with a final subdivision plan and desired to address all the comments from the Adams County Office of Planning & Development in addition to the comments from Mr. Mains. These comments had not arrived in time for the Planning Commission to receive copies, so Mr. Mains and Mr. Merkel verbally addressed the comments from their copies. After reviewing the final subdivision plan submitted and the comments presented, the Planning Commission concluded that the following areas must be addressed:

1. §27-404.C An Agricultural Protection Plan and supporting information must be provided on the plan in accordance with the ordinance.
2. §306.B(10) The Township will need to review and consider the Sewage Facilities Planning Module Waiver (Form B). Replacement on-site sewer areas should be identified on the plan for the parent tract.
3. §27-403.A(1) From the recommendation of Mr. Merkel, the wording on the plan must be switched from the "5 & 3" to a "4 & 4" which conforms to the table of lot allocations remaining.

Mr. Craumer will coordinate with the SEO on point #2 and finalize point #1 & #3. Mr. Craumer will submit the revised final plan to the township office when completed. On a motion by Mr. Shank and a second by Ms. Wooters, the Planning Commission has given conditional approval of the final plan with the condition the three points listed above are resolved, and has recommend the final plan proceed to the Board of Supervisors for review. The motion carried unanimously.

ZONING HEARING

Hillandale Gettysburg LP

#2015-03Z

Request for Zoning Board Hearing

Mr. Reed presented an overview of the revised plan and his reason for requesting a Zoning Hearing for a variance. Attorney Neubaum reviewed the request and the overall plan and stated there were no major issues or concerns. A motion was made by Mr. Shank and seconded by Ms. Wooters for the Planning Commission to recommend the Zoning Hearing Board to conduct a Zoning Hearing Variance Request at the next scheduled Zoning Hearing Board meeting. The motion carried unanimously.

MISCELLANEOUS/INFORMATIONAL

Mr. Merkel informed the Planning Commission that some of the issues discussed this evening are presently being addressed by the Attorney General and may need to be reviewed in detail at a future meeting. Chairman Biese asked Mr. Merkel to prepare preliminary information on these areas for additional consideration.

PUBLIC COMMENT

There was no additional public comment to conclude the meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:37 pm on a motion by Mr. Shank and seconded by Ms. Wooters; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant