

**READING TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
JANUARY 7, 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 P.M. by Chairman John Biese. Planning Commission members in attendance were John Biese, William Bowen, Dana Shuman, Gerald Shank and Alicia Wooters.

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

Applicant/ public in attendance was Aaron Long.

The annual organization of the Planning Commission was discussed. On a motion by Mr. Bowen and seconded by Mr. Shank, the Planning Commission members will hold the same offices (John Biese, Chairman; William Bowen, Vice-Chairman; Dana Shuman, Secretary), as well as the Planning Commission will continue to meet on the first Monday of each month (except: January 7, 2015, September 9, 2015 and November 4, 2015), and continue to begin their meetings at 6:30 pm; motion carried unanimously.

December 1, 2014 minutes were approved as written on a motion by Mr. Bowen and seconded by Mr. Shank; motion carried unanimously.

**PUBLIC COMMENT**

There was no public comment.

**SUBDIVISION & LAND DEVELOPMENT**

**JAMES & MARIE HEASLEY; #2014-02  
2910 HUNTERSTOWN- HAMPTON ROAD  
FINAL PLAN-; LC; 2 LOTS**

Neither Mr. Heasley nor his agent appeared at the meeting. The Zoning/Code Enforcement Officer was able to review a copy of the revised plan, as well as accept a letter from the Sewage Enforcement Officer stating the perks and probes were approved and the test results should be forwarded to his surveyor for the development of a Sewage Facilities Planning Module. However, prior to the meeting Mr. Heasley picked up the revised plans and therefore only the Zoning/ Code Enforcement Officer comments on the revised plans could be reviewed. The Township Engineer stated he contacted the surveyor for copies of the plan and discovered the surveyor is no longer working for Mr. Heasley, but that Zimmerman Homes is handling it from this point forward. On a motion by Mr. Shank and seconded by Ms. Wooters, the Planning Commission tabled the plan for copies of the revised plan and a sewage facilities planning module to be submitted for review; motion carried unanimously.

## **ZONING HEARING BOARD APPLICATION**

**AARON LONG; #2014-02Z**

**463 PEEPYTOWN ROAD**

**SPECIAL EXCEPTION FOR HOME OCCUPATION**

Aaron Long is requesting a special exception to operate a home occupation for a welding shop, in the Low Density Residential (R-2) District. The property is located at 463 Peepytown Road East Berlin PA. This request was filed to Code §27-803.B and further regulated by Code §27-1306 of the Reading Township Zoning Ordinance. Mr. Long stated he has spoken with his neighbors and no one is opposed to him doing welding from his home. The welding will be completely enclosed and there will not be any outdoor storage or signage. On a motion by Mr. Bowen and seconded by Mr. Shank, the Planning Commission recommended approval of the special exception as proposed; motion carried unanimously.

## **MISCELLANEOUS**

**LMPOA DEP GENERAL PERMIT-11**

The Planning Commission reviewed Lake Meade Property Owners Association's application to DEP for General Permit-11 for maintenance & repair of existing rip-rap at Catfish Cove, Walnut Cove, Pheasant Cove, Pickett Cove, Blue Water Lee, Rockview, Mud Run, Shorewood Retreat, Longview, Marina, & Sunset Knoll. The purpose of the notice is to inform the Township of LMPOA'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. The Planning Commission is in support of the maintenance and repair of existing safeguards which prevents the washing way of the shoreline 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. Shank and seconded by Ms. Shuman, the Planning Commission stated they had no comments to submit to DEP for the General Permit-11; motion carried unanimously.

**DEP GENERAL PERMIT FOR PRIVATE BOAT DOCK**

**8 REYNOLDS DRIVE – SOLON**

The Planning Commission reviewed the Solon application to DEP for General Permit – GP-2 for construction of a private boat dock. 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. The Planning Commission did not have any comments beyond acknowledging the construction of the private boat dock. 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-2; motion carried unanimously.

**EASTERN ADAMS COUNTY JOINT COMPREHENSIVE PLAN**

The Zoning/ Code Enforcement Officer prepared a memo for the Planning Commission indicating the items in the Comprehensive Plan that should be reviewed. The Comprehensive Plan is to be reviewed annually. The Comprehensive Plan was adopted late in 2012, however with the Township going through codification it was not addressed by the Planning Commission. The Planning Commission agreed the document should be reviewed, even if the Township finds no changes are necessary to the Township Code. Mr. Shank suggested the Planning Commission

take a few from the memorandum at a time to effectively review the suggestions. The Planning Commission will review and determine which items will be reviewed.

**INFORMATION PROVIDED TO THE PLANNING COMMISSION**

The Planning Commission was provided with the following information:

1. BOS November 17, 2014 Draft Minutes
2. PSATS News Bulletin
3. Ag Issues Breakfast: 1/22; 3/10 @ 7:15am
4. PSATS Township Legal Defense Partnership
5. Townships Today Quarterly Newsletter
6. PSATS Educational Conference & Trade Show April 19-22, 2015
7. LMMA Minutes November 10, 2014
8. BOS December 15, 2014 Draft Minutes
9. The Township Planner

Mr. Biese inquired about the annual PSATS conference, as he may wish to attend a workshop. The other items were not discussed.

Solicitor Neubaum discussed Industrial Hemp Production resolution that is being suggested by the Borough Association. Andrew Merkle did not know anything about it, but said he would look into it.

**ADJOURNMENT**

The meeting was adjourned at 7:35 PM on a motion by Mr. Bowen and seconded by Mr. Shank; motion carried unanimously.

Respectfully,  
Kelly Duty  
Zoning/ Code Enforcement Officer