

**READING TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
June 1, 2015**

The regular monthly meeting of the Reading Township Planning Commission was held at the Reading Township Municipal Building and called to order at 6:32 pm by Chairman John Biese. Planning Commission members in attendance were Dana Shuman, Gerald Shank and Alicia Wooters with Chairman Biese presiding. William Bowen, Vice-chairman was absent from the meeting.

Others in attendance included Andrew Merkel, Senior Planner for Adams County Office of Planning & Development; Attorney Victor Neubaum, Solicitor; and John E. Howe. Absent from the meeting was P. Eric Mains, P.E.

The May 4, 2015 minutes were approved as written on a motion by Ms. Wooters and seconded by Ms. Shuman; motion carried unanimously.

PUBLIC COMMENT

There was no public comment.

SUBDIVISION & LAND DEVELOPMENT

John E. Howe
Preliminary/Final Review #2015-02
656 Fish & Game Road

After reviewing the documents presented by Mr. Mains; Christopher Caba, Comprehensive Planner from Adams County Office of Planning and Development and Gilbert Picarelli, Reading Township SEO from KPI Technology; the planning commission has tabled the proposal until the following items are finalized and documents received:

1. A copy of the right-of-way agreement for the private (shared) drive should be provided to ensure that a proper right of access exists for the lot(s).
2. An Agricultural Impact statement should be added to the plot plan of the property.
3. SALDO (22-303.D(1)) Any permits, applications, reviews, comments, fees, etc. (if required) from Land & Sea Services (Reading Township Zoning Officer) are up to date and documents are received.
4. SALDO (22-308.D) A completed Merger or Lot Consolidation Agreement is received.
5. SALDO (22-304.A(16)) All appropriate signatures, seals and certifications are provided on the plan.
6. SALDO (22.304.A(31)) A source of floodplain mapping (i.e., Panel ID and date) is confirmed and is listed on the plan for future reference purposes.
7. SALDO (22-306.B(10)) All requirements concerning the submitted Sewage Facilities Planning Module (Non-Building Waiver) are included in the planning module and the test pits and percolation test areas are located on the plot plan of the property.

Upon receipt and final approval of the revised plot plan and all required documents by the Reading Township Planning Commission, the applicant will need to comply with §27-503.A(1)(b) and §27-503.B(2) encompassing the regulations concerning the Zoning Ordinance Comments presented by Mr. Mains, regarding "Estate Lot" provisions and Living Areas at the "tops" of hills or elevations. Attorney Neubaum has recommended that since an existing home is already present on the property belonging to John Howe, the applicant complete and submit a "Conditional Use Application" requesting a Board of Supervisors Conditional Use Hearing at the July Board of Supervisors Meeting.

Mr. Shank motioned and Ms. Shuman seconded tabling the proposal from John E. Howe until the above mentioned items are completed as listed; motion carried unanimously.

ZONING HEARING

Teresa Seifert/Hampton Plains Condominium Association Hampton Drive; R-1 Zoning Dist. Review of Zoning Hearing Board Application

The planning commission reviewed the Zoning Hearing Board Application for the Special Exception. Mr. Merkel mentioned that if everything is approved as requested there may be a need for future variances due to potential set-back issues. The tentative date for the Zoning Hearing is Monday June 29th, pending Land & Sea Services LLC securing the required number of Zoning Hearing Board Members. With no additional discussion a motion was made by Chairman Biese and seconded by Mr. Shank to accept the application; motion carried unanimously.

MISCELLANEOUS

Press Release Concerning Recycling in Adams County

A current press release from the Adams County Office of Planning and Development Rural Resource/Comprehensive Planning was received today focusing on the concern that many areas across the state of Pennsylvania are experiencing similar problems – their electronics recycling programs are not financially sustainable and are being discontinued. At this time, Adams County has only one option for computers and peripheral devices, and that is the Staples Store in Gettysburg. Unfortunately, there are no other options for television devices. Mr. Merkel recommends that elected public officials be contacted by local residents expressing their concerns.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:25 pm on a motion by Mr. Shank and seconded by Ms. Wooters; motion carried unanimously.

Respectfully submitted,

Garry R. Wilt
Administrative Assistant