

**READING TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
May 4, 2015**

The regular monthly meeting of the Reading Township Planning Commission was held at the Reading Township Municipal Building and called to order at 6:33 pm by Chairman John Biese. Planning Commission members in attendance were William Bowen and Alicia Wooters with Chairman Biese presiding. Gerald Shank and Dana Shuman were absent from the meeting.

Others in attendance included Andrew Merkel, Senior Planner for Adams County Office of Planning & Development; Vince Wayne, Buchart Horn, for Eric Mains, P.E. Township Engineer; Wilbur Slothour, Land & Sea Services, Zoning, Code Enforcement & Building Code Official; Tim Black, KPI Technology and Robert & Mandi Hamm; Todd Lyons, Lyons Surveying & Teresa Seibert, Hampton Plains Condominium Association; Ellen Dayhoff, Agricultural Land Preservation Program; Steven Schoffstall, Bonnie Warfield and Dale, Doris & Joy Fogelsanger.

The April 6, 2015 minutes were approved as written on a motion by Mr. Bowen and seconded by Chairman Biese. Ms. Wooters abstained; motion carried.

PUBLIC COMMENT

There was no public comment.

SUBDIVISION & LAND DEVELOPMENT

**Robert & Mandi Hamm
Final Plan #2015-01
160-170 S. Hickory Lane**

Mr. Black stated that the current owner has until July 15th to vacate the property. He also said a Non-Building Waiver is not pertinent per Gil Picarelli, SEO. The Planning Commission recommended conditional approval pending the following SALDO items are addressed:

1. §22-306.A (27): The certification of ownership and dedicatory statement is provided but is not signed or notarized. The Township should ensure that this block is signed prior to any final approval of the plan.
2. §22.306.B (10): The Township will need to review and separately consider the submitted Sewage Facilities Planning Module (Non-Building Waiver).
3. §27-305.E: The existing building (as a dwelling unit) must be removed prior to Final Plan approval. This can either be made a condition of plan approval with the Owner's removing it prior to plan signature, OR it could be bonded (financially) to permit plan signature by the Township (with bond returned once the dwelling was demolished).
4. §22-304.A (16): All appropriate signatures, seals and certifications should be provided on the Plan.
5. §22-308.D: A Merger or Lot Consolidation Agreement will be required for all lots where lands are proposed to be added.

Steven Schoffstall

**Anthony Road Sketch Plan
LC Zoning District**

Dale Fogelsanger wants to pass on land to his children. Mr. Schoffstall and the Fogelsanger family were informed by Mr. Merkel that their Subdivision Plan has to meet all the septic facilities requirements and has to conform to the requirements of the zoning and subdivision ordinances before the township can approve the Plan. The Planning Commission can only act on a formal plan. Chairman Biese and Mr. Bowen expressed concern regarding prior issues DEP may have had with the McQueen Subdivision. Mr. Lyons recommended they complete a DEP Exemption Mailer and send it to Carrie Wilt, DEP. DEP will then comment and they will know if there are any issues. Mr. Merkel further stated that all lots must have frontage on a state or township road. If there's a pre-existing condition, that pre-empts the current ordinance, it would have to be determined by the solicitor. Mr. Schoffstall and the Fogelsanger family are to discuss their plan with Land & Sea Services, LLC, on a motion by Mr. Bowen and seconded by Chairman Biese; motion carried unanimously. They are to submit what information they have to Land & Sea Services for review.

Teresa Seifert**Hampton Drive; R-1; Existing****Dissolution of the Hampton Plains Condominium Association**

Due to codification, Section 1607 has been changed and Mr. Merkel will check on the proper section number to be used on the application. The Planning Commission supports Ms. Seifert's application to the Zoning Hearing Board. When the Zoning Hearing is scheduled, it should be placed on the Planning Commission Agenda at that time so the Planning Commission can review the application. The matter was tabled until the next meeting on a motion by Mr. Bowen and seconded by Ms. Wooters; motion carried unanimously.

MISCELLANEOUS**Floodplain Amendment****Review of Chapter 8 Draft Ordinance**

The draft Floodplain Amendment has been reviewed and is to be forwarded to the Board of Supervisors on a motion by Mr. Bowen and seconded by Chairman Biese; motion carried unanimously.

Ellen Dayhoff, Administrator**Adams County Office of Planning & Development****Agricultural Land Preservation Program**

On April 13th, Ms. Dayhoff and her staff conducted a presentation on the Agricultural Land Preservation Program to the Board of Supervisors and to some members of the Planning Commission. Ms. Dayhoff talked about financing options for consideration such as paying 50% of a set amount over a two year period. The Planning Commission recommended the Board of Supervisors look at all funding avenues in their budget planning and set aside \$25,000 for future use of land conservation, such as providing funding for Farm XI-60 as indicated on the Preservation Map, on a motion by Mr. Bowen and seconded by Ms. Wooters; motion carried unanimously. Ms. Dayhoff will be available to attend the Board of Supervisors meeting, if requested.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:55 pm on a motion by Mr. Bowen and seconded by Ms. Wooters; motion carried unanimously.

Respectfully submitted,

Marcia V. Weaver
Administrator/Treasurer