

**READING TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
September 9, 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 and Alicia Wooters with Chairman Biese presiding. Vice-Chairman William Bowen and Secretary Dana Shuman were absent from the meeting.

Others in attendance included Attorney Victor Neubaum, Solicitor; P. Eric Mains, P.E., Engineer, of Buchart Horn, Inc.; Clark Craumer of Clark P. Craumer, LLC; Gil Picarelli, SEO of KPI Technology; Todd Lyons of Lyons Surveying, LLC; Craig Gebhart; Leon Leas; Sally Leas; Jacob Stimer; Missy Lobaugh; Harvey Stimer; Nancy Stimer; Terry Seifert; and Randy Breighner.

The August 3, 2015 minutes were approved as written on a motion by Mr. Shank and seconded by Ms. Wooters; motion carried unanimously.

PUBLIC COMMENT

There was no public comment at this time.

SUBDIVISION & LAND DEVELOPMENT

**Gil Picarelli, SEO
KPI Technology**

Mr. Picarelli presented a brief overview of the three Department of Environmental Protection (DEP) forms involved with Sewage Facilities Planning Modules and the required signatures for each form; in addition to explaining which forms DEP will respond to and the time frame for a response from DEP for each module. He also explained that probes and percolation tests can be done year-round based upon weather conditions.

**Jeffrey & Deborah Seibert
#2010-06 Preliminary Subdivision Plan
Nell Road**

Mr. Craumer presented a revised preliminary plan for the Planning Commission to review that included the required Agricultural Impact Statement. Attorney Neubaum reviewed the preliminary plan and stated the concern with the deed restrictions from the August Planning Commission meeting has been satisfied. Chairman Biese raised concern with issues of a back-up generator, fencing, and potential problems with non-payment issues for homeowners who fail to pay their sewage bills. Mr. Craumer stated the non-payment issue would need to be addressed by the property owners association. Chairman Biese also discussed the correspondence between Ms. Bebeneck at the Department of Environmental Protection that is on-going and the new letter that was prepared today and will be mailed on Thursday September 10, 2015. Attorney Neubaum proposed that this revised preliminary plan be submitted to the Board of Supervisors for review at the meeting on September 21, 2015. Mr. Mains reiterated this is strictly a preliminary plan and once a final plan is developed and submitted it will still need to go through the entire review process again with the Planning Commission and the Board of Supervisors. Based on the current preliminary plan the action of the Planning Commission must be to either conditionally approve the plan or reject the plan, but that would require rejection based upon deficiencies in a specific Reading Township Ordinance. A motion was made by Mr. Shank and seconded by Ms. Wooters to conditionally approve the preliminary plan of Jeffrey and Deborah Seibert based on the plan receiving the required signatures and notarization seal; in addition to addressing security provisions around the treatment facility, providing for the installation of a back-up generator for the treatment facility and provisions for shutting off house sewer lines in case of non-payment; and the plan still being subject to review and approval by other agencies. Chairman Biese opposed the motion; motion carried

for the preliminary plan to proceed to the Board of Supervisors for review. Mr. Craumer will submit additional copies of the revised preliminary plan to the Board of Supervisors.

Lisa Calhoun
#2015-06 Final Subdivision Plan
755 Church Road

Mr. Craumer presented a revised final plan to the Planning Commission addressing the concerns in the comment review letters from Mr. Mains and the Adams County Office of Planning and Development. Mr. Mains reviewed the final plan during the meeting and went through the comment review letters. Based on this review of the final plan, the following items must be addressed:

1. §27-403.D(5) This provision permits add-on lots provided "Prior to approval the parties must submit an agreement signed by the owner and any persons holding liens on the adjacent tract pursuant to which the owner of the adjacent tract would agree to merge the add-on lot with the adjacent tract and the lien holders would accept the add-on lot as collateral security for their lien and agree that they would not execute on the adjacent tract without also executing on the add-on lot. Mr. Craumer will research to determine if there are any liens on the property and submit his findings prior to final approval.
2. §22-306.A(27) All appropriate signatures, seals and certifications should be provided on the final plan.
3. §22-308.D A Merger or Lot Consolidation Agreement will be required for all lots where lands are proposed to be added. The Township will supply a sample copy to Mr. Craumer to execute the document and submit back to the Township office with signatures and notarization seal.
4. §22-306.B(10) Requires a sewage facilities planning module. A non-building waiver may need to be processed along with this plan to recognize the fact that new lots are being created but without any new construction or sewage flow.

A motion was made by Mr. Shank and seconded by Ms. Wooters to conditionally approve the final subdivision plan of Lisa Calhoun with the condition the four points listed above are resolved, and has recommended the final plan proceed to the Board of Supervisors for review. The motion carried unanimously. Attorney Neubaum informed the proposed buyers of this property that all approvals and the recording at the Adams County Courthouse will be required before the sale of the property can be finalized and suggested they put those terms in the contract.

Harvey Stimer
#2015-04 Final Subdivision Plan
3490 Hunterstown-Hampton Road

The Planning Commission reviewed the final subdivision plan. Chairman Biese requested clarification on the adjacent property zoning and it was verified the property in question is zoned R-2 Low Density. The revised final plan was previously reviewed on August 31, 2015 by Mr. Mains and a final comment review letter was issued. Based on this review of the final plan, the following items must be addressed:

1. §22-306.B(10) Requires a sewage facilities planning module. This plan was submitted to the Department of Environmental Protection on August 18, 2015 and currently awaiting a response.
2. §27-404.G Requires an Agricultural Impact Statement be included on the final plan.
3. §22-306.A(27) All appropriate signatures, seals and certifications should be provided on the final plan.

A motion was made by Mr. Shank and seconded by Ms. Wooters to conditionally approve the final subdivision plan of Harvey Stimer with the condition the three points listed above are resolved, and has recommended the final plan proceed to the Board of Supervisors for review. The motion carried unanimously. Mr. Wilt, administrative assistant, met with Mr. Stimer and indicated the revised final plan with the items listed above must be received in the Township office on or before September 18, 2015.

**Teresa Seifert % Stoney Point Town Homes
#2015-05 Final Subdivision Plan
Hampton Drive**

A question was raised concerning notification and signatures of the proposed owners when the condominium associate is dissolved. Ms. Seifert stated this has already been addressed and signatures of notification have been received. Mr. Lyons asked what other issues need to be resolved for the final subdivision plan to move forward to the Board of Supervisors based on the comment review letters from Mr. Mains and the Adams County Office of Planning and Development. Mr. Mains reviewed the final plan during the meeting and went through the comment review letters. Based on this review of the final plan, the following comments were made:

The Zoning Hearing Board met on June 30, 2015 and has granted relief for the following special exceptions:

- §27-703.B(2) – 2' Unit Stagger
- §27-703.B(3) – Unit width from 25' to 20'
- §27-704.B(1) & (2) – Density and TDR Requirements

Based on this special exception approval, and review of the final plan, the following items must be addressed:

1. The name on the final plan must be spelled correctly.
2. The individual deeds must specify all easements.
3. The final plan must have a signature block for the members of the Township Board of Supervisors on all sheets.
4. §22-306.A(27) The final plan, prior to signatures by the Township should bear all the appropriate certificates, seals and signatures.
5. §22-415 It would seem applicable that the creation of the new lots, although the housing units currently exist, need to provide for the dedication of Recreation Land (or fee in lieu of) that would normally be required by a subdivision. The proposed number of units would dictate one (1) facility be provided measuring no less than 0.125 acres. Given the lack of available space, a fee in lieu of would seem more appropriate. Attorney Neubaum recommended the applicant submit a General Request for Waiver/Modification Request Form and request the fee be waived by the Board of Supervisors.
6. §22-306.B(11) There is a proposed 25' wide access easement depicted on the plans. The terms and conditions of this access should be submitted to and reviewed by the Township Solicitor to ensure that they encompass the necessary items (i.e., maintenance, snow plowing, restrictions of access, etc.). It may be of some merit too that the area is defined by metes and bounds description so that it is field definable. Attorney Neubaum will review the submission and render a decision via email.
7. §22-501 The plan provides for a concrete monument (site legend, lower left of sheet 1). However, none is depicted on the plans. We recommend no less than one concrete monument be constructed when the remaining lot corners are pinned.
8. §22-304.A(25) The location of the water mains and water services that are serving these lots should be depicted with an appropriate easement to allow for maintenance/access as needed by the public water supplier. In addition all individual wells must have locking caps installed, and have locks placed on the caps prior to plan approval.
9. §22-305.A(2)(c) & §22-306.B(10) Requires that a sewage facilities planning module (non-building waiver) be processed to provide recordation that no new sewage use was generated by this subdivision.

A motion was made by Ms. Wooters and seconded by Mr. Shank to conditionally approve the final subdivision plan of Teresa Seifert % Stoney Point Town Homes with the condition the nine points listed above are resolved, and has recommended the final plan proceed to the Board of Supervisors for review. The motion carried unanimously.

ZONING HEARING**Hillandale Gettysburg LP****#2015-03Z****Zoning Board Hearing – Notice of Decision**

The Planning Commission reviewed the Notice of Decision issued by the Reading Township Zoning Hearing Board.

PUBLIC COMMENT

Mr. Breighner addressed the Planning Commission for zoning clarification concerning a property he was interested in purchasing located at 6548 Carlisle Pike. This parcel is presently zoned Land Conservation and inquired as to what issues may arise to have it rezoned Commercial. Mr. Mains explained the inability for a Township to simply “spot” re-zone a parcel. The only possibility is when another commercial property is adjacent to the proposed parcel and the potential to have that zoning expanded to the adjoining property. Attorney Neubaum reiterated the zoning issues and explained the intent and purpose of zoning in Reading Township.

Chairman Biese brought before the Planning Commission some questions from a resident about erecting a heifer “lean-to” in the Land Conservation District and the fact the land previously has a house well and a “farm well”. Mr. Mains stated Land & Sea Services would need to be involved because of the possibility of requiring a Stormwater Management Plan and/or an Erosion and Sediment Control Plan depending on what the resident desires to build. Concerning the well, there should not be any issues with the fact the one well is non-potable, but should another well be considered it would require the resident to adhere to the ordinance guidelines.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:25 pm on a motion by Ms. Wooters and seconded by Mr. Shank; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant