

READING TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
April 4, 2016

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 Vice-Chairman William Bowen and Gerald Shank with Chairman Biese presiding.

Others in attendance included P. Eric Mains, P.E. of Buchart Horn, Inc.; Andrew Merkel, Senior Planner for Adams County Office of Planning & Development; Attorney Victor Neubaum, Solicitor; Clark Craumer of Clark P. Craumer, LLC; K. David Bahn; Walt & Helen Parkins.

The March 7, 2016 minutes were approved as written on a motion by Mr. Shank and seconded by Mr. Bowen; motion carried unanimously.

PUBLIC COMMENT

There was no public comment at this time.

SUBDIVISION & LAND DEVELOPMENT

K. David Bahn
146 Rife Road
Sketch Plan

A sketch plan was received from Mr. Bahn with a request to subdivide his property located at 146 Rife Road into a 1.5 acre lot for his residence and 10.17 acres in the remaining parcel. Based on the Reading Township Code of Ordinances relating to required road frontage and to be consistent with previous decisions, the Planning Commission stated a subdivision for this property would not be permitted. One option presented to Mr. Bahn is to apply for a variance through the Zoning Hearing Board, but there is no guarantee this will be accepted. Another option is to consider selling the back portion of the property to an adjoining neighbor and have them combine the parcels into one single deed. This would allow him to remain in his residence with the required road frontage, provided approval is received from DEP for a Sewage Facility Planning Module at his residence.

Helen Parkins
340 Turkey Pit Road
Sketch Plan

A sketch plan was received from Ms. Parkins regarding a piece of property that is for sale at 340 Turkey Pit Road. She stated the realtor's MLS sheet states the property is suitable to build and subdivide and she wanted to determine from the Planning Commission if this correct. Discussion comments for Ms. Parkins included:

- She should consider the issue of insurance due to a small portion of the property being located in the FEMA flood plain map. This would be a discussion for her mortgage company and also to determine if a LOMA review would be accepted.
- While the property does have one building right based upon the lot size, it is not permitted to be subdivided.
- The land will require a DEP Sewage Facility Planning Module be approved prior to building.
- The property will require a well for water supply.
- She should verify the land has been conveyed to the current seller because the 1995 subdivision plan at the Reading Township office simply states the land will be conveyed at a future time.
- She should use the Web Soil Survey on the internet to determine the soil type for verification there are no Hydric Soils or Wetland issues to consider.
- It would be wise to have an attorney carefully draft the sales contract to avoid potential issues in the future if she chooses to pursue purchasing the property.

Jeffrey & Deborah Seibert

2015-08 Final Subdivision Plan
Nell Road Property

Mr. Craumer provided a status report to the Planning Commission on what work has been completed since the initial presentation of the final subdivision plan in November 2015. Mr. Clark is preparing a revised final plan for submission to Mr. Mains for review and has requested to be placed on the May agenda for the Planning Commission to review the progress.

MISCELLANEOUS

Mr. Merkel updated the Planning Commission on Act 13 and the funding from money received from Marcellus Shale drilling and how that money may be used for projects.

Chairman Biese has requested that each member of the Planning Commission receive a copy of the previous month's approved minutes from the Board of Supervisors.

Chairman Biese updated the Planning Commission on the Fish & Game Club issue involving the excessive firing of weapons and some of the proposed changes being considered.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:45 pm on a motion by Mr. Bowen and seconded by Mr. Shank; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant