

Reading Township Planning Commission

Regular meeting

August 1, 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 p.m. by Chairman John Biese. Planning Commission members in attendance were William Bowen, Vice-Chairman, Gerald Shank and Alicia Wooters with Chairman Biese presiding.

Others in attendance included P. Eric Mains, P.E. of Gannett Fleming, Inc.; Attorney Victor Neubaum, Solicitor; Terry Sheldon, P.E., R.L.A.; Ron Garis of Beyond All Boundaries, LLC, and Marcus Strubhar.

The July 6, 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

Fletcher Farm Ltd. #2016-02

Germany Road

Final Land Development Plan

The Planning Commission received and reviewed the final land development plan application from Fletcher Farm Ltd. as presented by Mr. Sheldon. Mr. Mains discussed his comment letter with the Planning Commission and Mr. Sheldon, explaining the issues that need to be resolved. Chairman Biese reviewed the comment letter from Adams County Office of Planning and Development along with the comment letter from Land & Sea Services. On a motion by Mr. Shank and second by Mr. Bowen the Planning Commission tabled the plan until a revised plan is prepared addressing the unresolved issues and reviewed again by Mr. Mains; motion carried unanimously.

Fletcher Farm Ltd. #2016-01

Possum Hollow & Brough Hill Rd.

Final Subdivision Plan

The Planning Commission received and reviewed the final subdivision application from Fletcher Farm Ltd. as presented by Mr. Garis. Chairman Biese questioned some of the layout and the confusion with the present lot-lines and the new proposed lot-lines. Mr. Garis explained the overall layout and on a recommendation by Mr. Mains will address the lot-line issues using “ghost-lines” in the revised plan. Mr. Mains discussed his comment letter along with the comment letter from the Adams County Office of Planning and Development with the Planning Commission and Mr. Garis explaining the issues that need to be resolved. Mr. Garis will confirm with Land & Sea Services the issue with easements, flood plain lines and the one-acre minimum lot size for lot #12. Mr. Garis will also discuss with Mr. Merkel at the Adams County Office of Planning and Development the comment concerning remaining building lots based on acreage. On a motion by Mr. Shank and second by Ms. Wooters the Planning Commission tabled the plan until a revised plan is prepared addressing the unresolved issues and reviewed again by Mr. Mains; motion carried unanimously.

The Planning Commission received and reviewed the PA Department of Environmental Protection Waiver and Non-Building Declaration for the Sewage Planning Module as prepared by Gil Picarelli, Township SEO for the Fletcher Farm Ltd. #2016-01 subdivision plan. On a motion by Mr. Shank and second by Ms. Wooters the Planning Commission agreed to have Chairman Biese sign the planning module and forward the document to the Board of Supervisors for review and subsequent processing; motion carried unanimously.

Marcus Strubhar #2015-07

Kuhn Fording Road
Land Development Plan

The Planning Commission received and reviewed the revised final land development plan from Mr. Strubhar and the comment letter from Mr. Mains addressing issues from the previous Planning Commission meeting. Mr. Mains stated that based on his final review of the revised plan, all issues have been addressed to his satisfaction with the exception of these remaining four:

1. §22-309 An improvement bond would typically be required for the construction of the proposed Stormwater Management Facility and related Erosion Control practices. The Board of Supervisors will need to decide if they will require such financial surety for this agricultural accessory building construction.
2. §22-310 An As-Built or Record Plan shall be filed with the Township prior to issuance of the final "Use & Occupancy"
3. §23-502 The property owner shall sign and record a maintenance agreement with the Adams County Courthouse covering all stormwater control facilities that are to be privately owned prior to the approval of the final plan.
4. §22-306.A(27) The owner shall sign the plan prior to approval by the Township. All plans must have original signatures, seals and notarization.

The Planning Commission reviewed these items with Mr. Strubhar who was in attendance at the meeting. On a motion by Mr. Bowen and a second by Mr. Shank, the Planning Commission has given conditional approval of the final plan for Marcus Strubhar #2015-07 with the condition the four points listed above are resolved, and has recommended the final plan proceed to the Board of Supervisors for review; motion carried unanimously.

ZONING HEARING

The Planning Commission received and reviewed the Notice of Decision from the Lester & Larry Miller Zoning Hearing Board #2016-01Z that was conducted on June 28, 2016. Mr. Neubaum expressed he is pleased with the new format and detail provided in the Notice of Decision.

MISCELLANEOUS

Chairman Biese updated the Planning Commission on the Recreation Park/Playground after visiting and reviewing the original proposed site last month with other members of the Planning Commission. It was decided that this site would not be a feasible location for the playground. The Planning Commission has agreed to review other options for potential site locations after the "Fee-in-lieu-of" plan is developed by the Adams County Office of Planning and Development and implemented by the Board of Supervisors.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:28 p.m. on a motion by Mr. Bowen and seconded by Ms. Wooters; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant