

**READING TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
February 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 pm by Chairman John Biese. Planning Commission members in attendance were Vice-Chairman William Bowen, Gerald Shank, Alicia Wooters and Dana Shuman 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 and Randy Hoover from TeamAg.

The January 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

Hillandale Gettysburg #2015-09
Lake Meade Road
Preliminary Land Development Plan

The Planning Commission received comment letters from ACOPD, Township Engineer, Zoning Officer and Adams County Conservation District regarding the preliminary plan for Hillandale Gettysburg, in addition to what was received at the January meeting. Mr. Hoover gave a general overview of the plan and explained that the comments mentioned in each letter will be addressed and a revised preliminary plan will be submitted for review in the future. He is also working with various other agencies to obtain the required permits as well as the property owners relating to the set-backs for the manure storage facility (§27-402.C(c)2).

A discussion commenced on §22-413 and a Traffic Impact Study. Mr. Mains stated that based on input provided by TeamAg there is no need for the Township to require an in-depth Traffic Impact Study at this time.

Another area of concern was the comment by Mr. Merkel on §27-402.C(1) with reference to the agribusiness and the special exception section in the ordinance. Attorney Neubaum will review the wording of the ordinance and provide a determination for a future Planning Commission meeting.

An application for Consideration of a Modification Request was received from Hillandale Gettysburg requesting relief from §23-312.5.J(6) by proposing to use HDPE smooth-lined pipe with water tight joints. On a motion by Mr. Shank and a second by Ms. Shuman the Planning Commission approved presenting this request to the Board of Supervisors at the February meeting. Motion carried unanimously.

A Sewage Facility Planning Module was submitted by Hillandale Gettysburg for their sewage disposal system. On a motion by Mr. Bowen and second by Ms. Wooters, the Planning Commission approved presenting this to the Board of Supervisors at the February meeting for consideration and subsequent processing with the Department of Environmental Protection. Motion carried unanimously.

On a motion by Mr. Shank and a second by Ms. Shuman the Planning Commission has tabled the preliminary land development plan presented by Hillandale Gettysburg until a revised plan addressing the various comments from ACOPD, Township Engineer, Zoning Officer and Adams County Conservation District is received. Motion carried unanimously.

John Biese
Sketch Plan

A sketch plan was received from Chairman Biese showing his property and a neighboring property that is for sale and his desire to acquire this land as a lot addition to his existing property. After examining the plan, the Planning Commission determined there were no issues of concern based on the rough sketch plan.

ZONING HEARING

Ronald & Kathy Williams
#2015-04Z

The notice of decision from the zoning hearing conducted on January 20, 2016 was received by the Planning Commission. The decision by the Zoning Hearing Board was to grant the requested variance.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:15 pm on a motion by Mr. Shank and seconded by Ms. Wooters; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant