

**READING TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
January 6, 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 Andrew Merkel, Senior Planner for Adams County Office of Planning & Development; Attorney Victor Neubaum, Solicitor and P. Eric Mains, P.E. of Buchart Horn, Inc.

The annual organization of the Planning Commission was discussed. On a motion by Mr. Bowen and seconded by Mr. Shank, the Planning Commission members will hold the same offices (John Biese, Chairman; William Bowen, Vice-Chairman; Dana Shuman, Secretary); motion carried unanimously.

The December 7, 2015 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

There was general discussion concerning the overall plan and concerns of a special exception for this location as compared to the previous location along Route 94. The only review letter received at the time of the meeting was from Mr. Merkel. On a motion by Mr. Shank and seconded by Mr. Bowen the plan review was tabled until all the review letters can be received and addressed; motion carried unanimously.

ZONING HEARING

There were no new zoning hearing requests at this time. Mr. Neubaum mentioned that the Zoning Hearing Board has a new attorney, Timothy Shultis of Shultis Law.

MISCELLANEOUS

Planning Commission Report

The 2015 Annual Planning Commission Report compiled to comply with PA MPC Article II; Section 207 was received and reviewed. On a motion by Mr. Shank and seconded by Ms. Wooters, the Annual Planning Commission Report is to be submitted to the Board of Supervisors for review at their next scheduled meeting; motion carried unanimously.

Recreation Area

On a motion by Chairman Biese and seconded by Mr. Bowen, the Planning Commission is requesting the Board of Supervisors to consider the implementation of a "fee in lieu of" to align with the current Recreation Area/Facilities section in Chapter 22 of the Code of Ordinances. The Planning Commission has asked Mr. Merkel to research the plans and fees that the Adams County Office of Planning and Development have used with other townships and forward those to the Board of Supervisors for review. Motion carried unanimously.

PUBLIC COMMENT

Mr. Neubaum mentioned that he received a telephone call from Land & Sea Services concerning a subdivision plan that was approved in 1997 for the Larry Myers property along Possum Hollow Road and the feasibility of continuing with the residual parcel and the five remaining lots for subdivision. The person who requested the information from Land & Sea Services did not attend the meeting, but the Planning Commission opened the topic for discussion. After researching additional subdivision plans for this property in 1998 and 1999 it appears that this subdivision plan would still be valid as the main parcel is 45.48 acres; however, issues with deed restrictions, zoning ordinances and permitting must still be considered. Mr. Merkel will also research this property on Thursday and provide any input regarding the property and the County Agricultural Preservation program. Mr. Neubaum will confer with Land & Sea Services on the outcome of this discussion.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:25 pm on a motion by Mr. Bowen and seconded by Mr. Shank; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant