

Reading Township Planning Commission

Regular meeting

July 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 p.m. by Chairman John Biese. Planning Commission members in attendance were Gerald Shank and Dana Shuman with Chairman Biese presiding.

Others in attendance included P. Eric Mains, P.E. of Gannett Fleming, Inc.; Attorney Victor Neubaum, Solicitor; Andrew Merkel, Senior Planner for Adams County Office of Planning & Development; Ryan Tatum, Amy Hetrick and Marcus Strubhar.

The June 6, 2016 minutes were approved as written on a motion by Mr. Shank and seconded by Ms. Shuman; motion carried unanimously.

PUBLIC COMMENT

Chairman Biese announced that immediately following the Planning Commission meeting anyone interested could follow him to the parcel of land at the Hampton Fire Company that is being evaluated for a potential park/playground in Reading Township.

SUBDIVISION & LAND DEVELOPMENT

Ryan Tatum

Turkey Pit Road
Sketch Plan – Subdivision

A sketch plan was received from Mr. Tatum proposing to subdivide his property into two parcels, each being approximately 10+ acres. A time of general question and answer on the sketch plan proposal followed. Some significant considerations for Mr. Tatum include confirming with the Zoning Officer the exact zoning ordinance for lot size requirements in the Agricultural Conservation district, verifying the “usable” lot size is a minimum of 1-3 acres, evaluating the land to allow for a back-up perc on the main lot and two perc’s on the proposed lot and taking into consideration the flood zone and utility right-of-way issues.

Marcus Strubhar #2015-07

Kuhn Fording Road
Land Development Plan

LaRue Survey Associates provided the Planning Commission with revised Land Development Plans for review at the meeting to coincide with input from review letters received from the Township Engineer, ACOPD and the Zoning Officer. Mr. Strubhar answered questions from the Planning Commission on his intent for the proposed barn and land development plan. Mr. Mains and Mr. Merkel reviewed the revised plan with the Planning Commission to determine issues that remain unresolved from the original comment reports. The following items need to be finalized:

1. §22-509.1.A Date and Map Panel ID number of the appropriate FEMA FIRM is referenced; however, the reference date is incorrect and needs updated to 2009 FEMA information.
2. §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.

3. §22-310 An As-Built or Record Plan shall be filed with the Township prior to issuance of the final "Use & Occupancy"
4. §22-304.B(2) An "adequacy" letter for the Erosion and Sediment Control Plan from ACCD shall be provided to the Township prior to the final plan approval.
5. 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.
6. The owner shall sign the plan prior to approval by the Township. All plans must have original signatures, seals and notarization.
7. The plat plan shall include the following:
 - a. Dimension of proposed barn
 - b. Height of the proposed barn
 - c. Distance to Storm Water Management Perc (SWM Perc notation on plat plan)
 - d. Distance to any existing septic systems
 - e. Distance to any existing wells
 - f. Define areas for use of building (manure storage, milking, etc.)
8. Verify elevations for proposed barn are accurate.

Based on the information listed above, Mr. Shank made a motion to table the plan until additional updates can be completed. Ms. Shuman seconded the motion; motion carried unanimously.

Jeffrey & Deborah Seibert #2015-08

Nell Road Property

Final Subdivision/Land Development Plan

Planning Commission received and reviewed the Adams County Conservation District letter determining that the application is considered incomplete at this time.

MISCELLANEOUS

Mr. Merkel updated the Planning Commission on the status of the Adams County Office of Planning and Development for the "Fee in lieu of" contract. At this time the document is awaiting the signature of the Commissioner. When the document is signed, the Township will be required to appoint a representative to work with the County.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURNMENT

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

Respectfully submitted,
Garry R. Wilt
Administrative Assistant