

**READING TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
June 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, Dana Shuman and Alicia Wooters with Chairman Biese presiding.

Others in attendance included P. Eric Mains, P.E. of Bucharthorn, Inc.; Attorney Victor Neubaum, Solicitor; Andrew Merkel, Senior Planner for Adams County Office of Planning & Development; and Lester Miller.

The May 2, 2016 minutes were approved as written on a motion by Ms. Shuman and seconded by Ms. Wooters; motion carried unanimously.

PUBLIC COMMENT

There was no public comment at this time.

ZONING HEARING

Larry & Lester Miller

#2016-01Z

Request for Zoning Board Hearing

The Planning Commission received the "Application To Zoning Hearing Board" request from Larry & Lester Miller for a special exception and variance for property located at 345 Church Road in East Berlin. Upon reviewing the request and site plan, Mr. Miller answered questions concerning the intended use and the reason for the requested special exception and variance. After input and discussion, the Planning Commission on a motion by Mr. Shank and a second by Ms. Shuman recommended submitting the request to the Zoning Hearing Board for review based on the reduction in volume of the existing turkey houses and the technical improvements being proposed for the property. Motion carried unanimously.

MISCELLANEOUS

**Stormwater/ BMP Agreement
Jacob Stimer**

The Planning Commission received and reviewed the request from Jacob Stimer for a Stormwater Management/BMP Facilities and Maintenance Agreement for 700 Gooseville Road. Mr. Mains reviewed the document and explained the purpose of this agreement to the Planning Commission. On a motion by Mr. Shank and second by Ms. Shuman, the Planning Commission recommended adding the name Reading Township to the municipal line and submitting the document to the Board of Supervisors for review and signature. Motion carried unanimously.

Right-of-way

A general discussion was conducted concerning utility right-of-ways within Reading Township and the process for updating right-of-ways on plat plans. Mr. Mains explained that a properly "sealed" plat plan is designed to show the accurate path and right-of-way width on the property and that when new plans are presented all current data is to be accurate, but old plans are not required to be revised. Mr. Mains also mentioned that the Land Records Office tracks right-of-way agreements in the event access to the record is required. Mr. Merkel stated that most Subdivision and Land Development Ordinances do have some language in the Ordinance requiring this type of right-of-way information be listed on plans.

Teresa Drive Parcels

Several residents have stopped at the Township Office and mentioned that property along Teresa Drive is listed for sale and were concerned with accessing the property to construct a home. Mr. Mains stated that property eligible for home construction would require all the infrastructure, permits, etc. to be completed for road access. Without proper road access, the properties cannot have homes constructed.

Log House Road

Attorney Neubaum stated the case is settled and updated the Planning Commission on the results and how the plan will proceed in the future.

Department of Environmental Protection Response Letter

Chairman Biese updated the Planning Commission on the response letter received from the Department of Environmental Protection dated June 1, 2016 that addresses concerns in the letter sent to the department on May 20, 2016 by the Planning Commission and Board of Supervisors. This letter and all correspondence will be discussed when the Seibert Land Development plan (#2015-08) is brought before the Planning Commission at a future meeting.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:35 p.m. on a motion by Mr. Shank and seconded by Ms. Wooters; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant