

**READING TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
March 7, 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; Cameron Renehan from TeamAg; Ira Reed and Henry Heiser from Hillandale; Ron Garis from Beyond All Boundaries and Barry and Marcia Weaver.

The February 1, 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

Mr. Mains reviewed the plat set with the Planning Commission which had a revision date of 3/3/2016 to discuss the progress and the few remaining unresolved issues. Chairman Biese requested Attorney Neubaum provide an update on the concern from Adams County Office of Planning & Development regarding §27-402.C(1). Attorney Neubaum stated that based on the preliminary plan presented the proposal is not an expansion, but a modernization and therefore no special exception is required. The Planning Commission agreed to waive the requirement for a special exception based on Attorney Neubaum's recommendation and Mr. Reed's agreement to meet all other conditions of §27-402.C(1).

Based on the review of the preliminary land development plan dated 3/3/2016, the following issues remain unresolved:

1. §22-304.B(1) Township requires a sewage facilities planning module be approved by PA Department of Environmental Protection.
2. §22-304.B(2) Copies of the adequacy letter be received from Adams County Conservation District and the NPDES permit issued by the PA Department of Environmental Protection.
3. §22-304.A(16) All seals, certification and signatures shall be provided on the revised plan set.
4. §27-402.C.(1).e A Nutrient Management Plan must be approved by the Adams County Conservation District and/or the PA Department of Environmental Protection.
5. §27-402.C.(1).f A Water Supply Feasibility report shall be provided.
6. §23-401 An Operation and Maintenance Agreement shall be provided.

A motion was made by Mr. Shank and seconded by Mr. Bowen to conditionally approve the preliminary land development plan for Hillandale Gettysburg with the condition the above mentioned items are resolved and has recommended the preliminary plan to proceed to the Board of Supervisors for review. Motion carried unanimously.

MISCELLANEOUS

Barry & Marcia Weaver

Old Log House Lane

Turn Around/Cul-de-sac Issue

Mr. Weaver presented photographs and plat plan copies illustrating the right-of-way for Old Log House Lane and discussed the issues caused when pillars were placed at the property line of the neighboring property within the 50 foot right-of-way providing the illusion that the lane ends at the pillars, thus restricting turn around in the designated cul-de-sac located 200' inside the property line. This in turn is causing vehicles to turn around on their private lane which is causing damage to the property. After discussing various options, the Planning Commission in agreement with the Weaver's will consider what course of action to take in the future. This could include a letter to the property owners explaining the issue, the option to post signage indicating the road & cul-de-sac continues ahead, adjusting the geometry of the cul-de-sac to a new location on the Weaver's property in front of the pillars and/or inviting the property owners to meet with the Planning Commission and the Weaver's to discuss the issue and a potential resolution of the issue. The Weaver's will respond to the Planning Commission with a decision on a desired course of action at a future date.

Fletcher Farms

Building Rights

Mr. Garis presented sketch plans indicating property owned by Fletcher Farms (Parcel #36L07-0001---000) and their desire to purchase the 10.42 acres owned by Jeremy Davis (Parcel #36L07-0001J--000). The land owned by Mr. Davis would be consolidated into Fletcher's existing farm as one deeded parcel of land. The concern is that when the 10.42 acres was subdivided from the original parcel in 2009, four building rights were used for the Davis parcel leaving only two remaining building rights on the Fletcher Farm. The question posed by Mr. Garis is if the land goes back to the original tract of 2009 will the building rights also be returned. After receiving input from Mr. Mains, Mr. Merkel and Attorney Neubaum, the Planning Commission approved the consolidation of the property into one deeded lot and that single deeded lot will have the six building rights available as was assigned prior to the subdivision in 2009.

Recreation Areas/Facilities

Mr. Merkel presented an update concerning the progress Adams County is making on working with Reading Township in developing a Fee-in-lieu-of proposal to go along with §22-415 and the current Recreational Facilities requirements. He stated that as the proposal progresses, the county will be in contact with the township.

Road Abandonment

Attorney Neubaum updated the Planning Commission on questions concerning road abandonment issues and the complication/legality involved with those issues.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:10 pm on a motion by Ms. Shuman and seconded by Mr. Shank; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant