

Reading Township Planning Commission
Regular meeting
November 9, 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, Alicia Wooters 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; Reg Baugher of Hanover Land Services; Eric Johnston of Johnston & Associates; Tim Rutter and Neal Metzger representing Rutter's Land Development Plan.

The October 3, 2016 minutes were approved as written on a motion by Mr. Shank and seconded by Ms. Shuman; motion carried unanimously.

PUBLIC COMMENT

Chairman Biese addressed an issue with voting districts due to the length of lines with one of the two voting districts in the Township. Mr. Merkel stated voting districts are determined using the GIS mapping system, voter registration office, county solicitor and Adams County Office of Planning and Development. Mr. Merkel will have Sarah from ACOPD provide additional information on this issue to the Township.

SUBDIVISION & LAND DEVELOPMENT

Evelyn Mark #2016-04
Wolf Road & Germany Road
Final Subdivision Plan

The Planning Commission received and reviewed the revised subdivision plan as presented by Mr. Baugher and the revised comment review letter received from Mr. Mains dated October 28, 2016. After discussing the comments and receiving input from Attorney Neubaum, the Planning Commission established the following three conditions as part of a recommendation for conditional approval:

1. §22-304.A(16) & §22-306.A(28) The owner shall sign the plan prior to approval by the Township. All plans must have original signatures, seals and notarization. As a reminder, all sheets being recorded must include a separate signature block for the Board of Supervisors to sign.
2. §22-306.A(10) The Sewage Planning Module for land development must be approved by the PA Department of Environmental Protection.

3. §22-308.D Requires a lot merger agreement indicating both parcels shall be considered as one single tract for the purpose of subdivision. Attorney Neubaum stated he has drafted an approved lot merger document specifically for this Subdivision Plan and a sample is included for the Planning Commission to review. This document must be filed when the Subdivision Plan is recorded at the Adams County Courthouse.

On a motion by Mr. Shank and a second by Ms. Wooters, the Planning Commission has recommended conditional approval of Subdivision Plan #2016-04 for Evelyn Mark with the condition the three points listed above are resolved, and has recommended the final plan proceed to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously.

Hampton Heights Phase III #2016-06

Hampton Heights Development

Final Subdivision Plan

The Planning Commission received and reviewed the subdivision plan application as presented by Mr. Johnston and the comment review letters received from Mr. Mains, Land & Sea Services and Mr. Merkel. Mr. Johnston gave a brief overview of Phase III and will address the issues listed in the comment review letters. Chairman Biese asked about the old test wells from the preliminary plan. Mr. Johnston will report on all remaining wells and finalize this as part of the revised plan. A discussion was held concerning lot #112 as a recreation lot for Hampton Heights and the concern of usability of the lot by the residents. It was agreed lot #112 needs additional grading and development details in the revised plan. Mr. Mains suggested it would be best to have Mr. Johnston address some of the issues discussed and those listed on the review letters and prepare a revised plan for him to evaluate and type a more precise comment review letter for future consideration by the Planning Commission. On a motion by Chairman Biese and a second by Mr. Shank, the Planning Commission has recommended to table Subdivision Plan #2016-06 for Hampton Heights Phase III until a revised plan can be reviewed by Mr. Mains and another comment review letter is prepared; motion carried unanimously.

A Modification Request was received from Hampton Heights for a request to waive §306.A.13; §403.B and §503. These modifications were previously approved as part of the preliminary plan and Phase II and the current request is to have them reapproved for Phase III. After receiving input from Mr. Mains and Attorney Neubaum, a motion was made by Mr. Shank and a second by Ms. Shuman to recommend the Modification Request proceed to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously.

A Sewage Facility Planning Module along with the guarantee of capacity letter from the Reading Township Municipal Authority was received for review. On a motion by Mr. Shank and a second by Ms. Wooters, the Planning Commission has recommended the Sewage Facility Planning Module proceed to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously.

Rutter's Farm Store #2016-07

Store #17 – East Berlin Road
Final Land Development Plan

The Planning Commission received and reviewed the land development plan application as presented by Mr. Metzger and the comment review letters received from Mr. Mains, Land & Sea Services and Mr. Merkel. Chairman Biese asked for a brief overview of why the Rutter's Farm Store desires to expand. Mr. Rutter's stated the general purpose is to add new freezers, storage and an in-door seating area along with a cooler section. Outside, the plan is to reposition the fuel dispensing area, relocate the diesel dispensing area and have the ability to dispense the new fuel blends that are beginning to become available; in addition to simply update the entire facility. Mr. Metzger provided the Planning Commission with a brief overview of the Land Development Plan and to answer questions. Discussion pursued with Mr. Mains, Mr. Merkel and the Planning Commission on how the revisions will coincide with the road project that PA DOT is considering for the intersection of Rt. 94 & Rt. 234. Chairman Biese has requested that Mr. Metzger contact PA DOT District 8-0 and provide the Township with additional input on how the Land development plan will concur with this proposed road project.

One area of concern as addressed by Mr. Merkel is the circulation of traffic within the property and the new position of the fuel dispensing area. Mr. Metzger stated this new lay-out will provide for better visibility of those entering and exiting the fuel area by employees inside the store. As far as general circulation of traffic entering and exiting the premises, those issues will need to be coordinated with PA DOT as part of the road improvement project.

General discussion was held concerning parking and lighting issues as per the review letter from Land & Sea Services. The Land Development Plan does provide a 10' no-parking area between the fuel pumps and the main entrance door. Mr. Mains and Attorney Neubaum reviewed the plan and Ordinance §27-1003.C. Attorney Neubaum stated that based on the specific requirement for parking, this plan does meet the requirement and no variance would be required.

A final concern was whether this Land Development Plan would require a Special Exception through the Zoning Hearing Board for the building expansion. Attorney Neubaum stated that based on the usage of the property and the reconfiguration being proposed, this specific plan would not require a Special Exception.

After a time of general discussion and receiving input from Mr. Mains and Attorney Neubaum, a motion was made by Chairman Biese and a second by Ms. Wooters to table the plan until a revised plan can be presented to Mr. Mains for subsequent review and consideration; motion carried unanimously.

A Modification Request was received from Rutter's Farm Store to waive §22-303. A motion was made by Mr. Shank and a second by Ms. Shuman to recommend the Modification Request proceed to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously,

MISCELLANEOUS

Chairman Biese reviewed a pipeline survey questionnaire he received in the mail with the Planning Commission entailing safety and knowledge of the various resources available to the Township. With input from the Planning Commission and Mr. Mains, Chairman Biese will complete and return the survey.

Chairman Biese received and reviewed a copy of the letter from the Adams County Conservation District stating Permit #PAG02-0001-16-008 for Jeffrey and Deborah Seibert has been withdrawn due to items not being submitted as requested, rendering the application incomplete. Mr. Mains updated the Planning Commission on what the letter involves and the process the Seibert's and their engineer must finalize to proceed.

Attorney Neubaum updated the Planning Commission on the status of the liquor license application presented by Rutter's Farm Store located at the intersection of Rt. 94 & Rt. 234. At this time the application has been denied by the Liquor Control Board.

The Planning Commission had a general discussion on the proposed Hampton Circle road improvement project and some of the issues and concerns that may arise as the project proceeds.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:01 p.m. on a motion by Mr. Shank and seconded by Ms. Wooters; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant