

Reading Township Planning Commission

Regular meeting

October 3, 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 William Bowen, Vice-Chairman, 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; Reg Baugher of Hanover Land Services; Ira Reed and Henry Heiser of Hillandale Gettysburg, LP; Randy Hoover of TeamAg; Ron Garis of Beyond All Boundaries and Lester Miller.

The September 7, 2016 minutes were approved as written on a motion by Mr. Bowen and seconded by Mr. Shank; motion carried unanimously.

PUBLIC COMMENT

Mr. Garis briefly presented a subdivision plan on property belonging to Donald R. Everett, parcel #36K06-0063---000. Mr. Garis asked for input from the Planning Commission on the ability to subdivide this parcel into two separate parcels of approximately six acres each with the adjoining parcels each purchasing one of the six acre parcels. This proposal would take three existing parcels and combine them into two larger parcels in the Land Conservation District. Chairman Biese stated that while it does seem probable, no specific answer could be provided without additional research. Mr. Biese stated he, along with Mr. Mains and Mr. Merkel will do some additional research and provide some preliminary answers in the near future.

SUBDIVISION & LAND DEVELOPMENT

Larry/Lester Miller #2016-03

Carlisle Pike

Final Land Development

The Planning Commission received and reviewed the revised land development plan from Larry & Lester Miller as presented by Mr. Hoover. The Planning Commission asked Mr. Mains to explain his latest comment review letter dated September 26, 2016 and address any outstanding concerns. Following a time of discussion with Mr. Hoover and Mr. Mains the Planning Commission established the following four conditions as part of a recommendation for conditional approval:

1. §22-304.A(16) & §22-306.A(27) 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. §22-304.B(2) This plan will require that an NPDES (Discharge of Stormwater from Construction Activities) shall be obtained from PA DEP/ACCD, and to resolve all remaining Post Construction Stormwater Management Plan issues prior to Final Plan approval.

3. §22-516 & §23-503 A Public Improvement Bond/Surety in an amount to be determined upon review by the Township Engineer, must be provided to the Township to ensure the completion of the proposed Stormwater and Erosion Control related facilities and control measures.
4. §27-402.C(1)(c)(2)(e) A Nutrient Management Plan must be prepared and approved by the Adams County Conservation District and submitted to the Township.

On a motion by Mr. Bowen and a second by Ms. Shuman, the Planning Commission has recommended conditional approval of the Final Land Development Plan #2016-03 for Larry and Lester Miller with the condition the four 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.

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

The Planning Commission received and reviewed the subdivision plan application as presented by Mr. Baugher and the comment review letters received from Mr. Mains, Mr. Merkel and Land & Sea Services. Mr. Mains noted that there are numerous issues that should be resolved and a revised plan be submitted for another review. Mr. Merkel shared his concerns that this subdivision creates two separate and distinct lots and that items intended for future transfer should be submitted at the appropriate time. Mr. Neubaum stated that a Lot Merger Agreement with proper wording indicating delayed implementation would address some of the issues discussed. On a motion by Mr. Shank and a second by Mr. Bowen, the Planning Commission has tabled the plan until a revised plan is submitted to Mr. Mains for review and a properly worded Lot Merger Agreement is drafted and approved by Mr. Neubaum; motion carried unanimously.

Hillendale Gettysburg #2016-05
Lake Meade Road
Final Land Development Plan

The Planning Commission received and reviewed the subdivision plan application as presented by Mr. Hoover and the comment review letters received from Mr. Mains and Mr. Merkel. A discussion was held relative to the remaining issues from the review letters as well as Stormwater Management Practices were discussed in order to protect the surrounding and adjacent areas. Following this time of discussion with Mr. Hoover, Mr. Reed and Mr. Mains the Planning Commission established the following five conditions as part of a recommendation for conditional approval:

1. §22-309 A Public Improvement Bond/Surety (to include, but not be limited to all stormwater BMP's, erosion control, landscaping, demolition, etc.) in an amount to be determined upon review by the Township Engineer, must be provided to the Township to ensure the completion of the proposed Stormwater and Erosion Control related facilities and control measures. Mr. Mains was in receipt of an estimate and will review for concurrence.

2. §22-306.A(27) & (28) The owner shall sign the approved plan set 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.
3. 22-306.B(12) Requires copies of any certificates, endorsements, etc. that are required to be obtained for this project. These would include such items as the Nutrient Management Plan, Odor Management Plan, etc. and courtesy copies be provided to the Township.
4. 22-306.B(6) & (15) Resolution of outstanding comments related to the previously submitted Water Resources Impact Study be resolved and accomplished based on the report issued September 5, 2016 by Mr. Mains' office.
5. 22-409.2.E Documentation shall be provided that this is a Final Plan and that the Construction Sequence indicates that while all construction will not occur simultaneously, it will best represent what will be constructed initially and how subsequent pieces would be built out. The goal is to make sure that all termination of work dovetails into the start of the next (subsequent) piece. Consultant will work with Mr. Mains to ensure sequencing detail is adequate on both the plans and in writing.

On a motion by Mr. Bowen and a second by Mr. Shank, the Planning Commission recommended conditional approval of the Final Land Development Plan #2016-05 for Hillandale Gettysburg with the condition the five points listed above are resolved, and has recommended the final plan proceed to the Board of Supervisors for their subsequent review and consideration of approval; motion carried unanimously.

ZONING HEARING

Justus & Kristy Shearer #2016-02Z

Special Exception – Residential with ADU

The Planning Commission reviewed the Zoning Hearing Board Application for the Special Exception request submitted for an Accessory Dwelling Unit (ADU). There were areas of concern and discussion involving §27-202 and §27-1308. Based on the definition, this type of request is permitted. The Planning Commission wants to make sure that the Shearer's are familiar with all the requirements of §27-1308, specifically for annual inspection (§27-1308.L) and the required elimination of the ADU when it no longer meets the conditions, and will comply with Township Ordinance. The Planning Commission believes the removal of the kitchen facility will satisfy the requirements of §27-1308.K as part of the conversion away from an ADU. With no additional discussion a motion was made by Mr. Shank and seconded by Ms. Shuman to accept the application and for Land & Sea Services to proceed with scheduling and conducting the hearing; motion carried unanimously.

MISCELLANEOUS

A brief discussion was held concerning Hampton Heights Development and the initial "test wells" that were drilled prior to public water being installed and the current status of the "test wells". Since Hampton Heights has just recently submitted a Subdivision Plan for Phase III to the Township, Mr.

Mains mentioned that one of the conditions that can be implemented as part of the next phase review process that will resolve this issue is to require capping and closing any open “test wells”.

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 Mr. Bowen; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant