

**Reading Township Planning Commission**  
**Regular meeting**  
April 3, 2017

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, Gerald Shank, Dana Shuman and Alicia Wooters 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; William Starner; Zachary Starner; Brian Starner and Clarence Wooters.

The March 6, 2017 minutes were approved as written on a motion by Mr. Bowen and seconded by Mr. Shank; motion carried unanimously.

**PUBLIC COMMENT**

There was no public comment at this time.

**SUBDIVISION & LAND DEVELOPMENT**

**Shirley Starner Trust - Bill Starner**

3220 Hunterstown-Hampton Road  
Sketch Plan – Subdivision Proposal

Mr. Starner presented a sketch plan to the Planning Commission with his desire to divide his 150-acre farm into a 34-acre parcel for his son, a 10-acre parcel for his grandson and the remaining acreage to remain with the main tract. The Planning Commission stated that in accordance with Ordinance §27-403.A.(1) and §27-403.B the maximum allowable acreage to be subdivided off the main parcel must align with the Adjusted Tract Approach. Based on the preliminary dimensions provided by the surveyor, this would probably be 24 acres maximum. Attorney Neubaum stated there are no exceptions that would override the Township Ordinance. Mr. Merkel and Mr. Mains also expressed the need for the Starner's to contact the tax office to determine all regulations concerning Clean & Green requirements and potential tax roll-back implications. Attorney Neubaum stated verification must be provided as to who has the legal authority to sign the required documents should the plan proceed to a formal subdivision application.

**Rutter's Store #17**

Rt. 94 & Rt. 234  
Sketch Plan – Truck Fueling Station

The Planning Commission received a request from Rutter's Store #17 to make a minor modification to the previously approved and recorded Land Development Plan #2016-07. The change is to add one additional truck fueling position to the existing truck fueling station and they are seeking input

on how to proceed. Mr. Mains updated the Planning Commission on the intent and purpose of the request. After receiving input from Mr. Mains and Mr. Merkel, the Planning Commission has agreed to review the formal request provided the following items are completed:

1. A one-page formal plat plan must be presented and include the following information:
  - a. Signature block for Planning Commission, Board of Supervisors and the Adams County Office of Planning and Development.
  - b. Under "General Notes" explain why the modification is requested and that the revision is to modify SALD #2016-07.
  - c. All technical specification so a decision can be made at the meeting.
2. Revised page must go through normal channels of review by the Planning Commission and Board of Supervisors during normal business meeting dates and times.
3. Copies of the plan must be distributed as follows if Rutter's desires the plan to begin the review process during the meetings in May:
  - a. Electronic copy to the Township office on or before April 21, 2017.
  - b. (2) Mylar and (2) paper copies to Township office on or before April 21, 2017.
  - c. Copies must include all seals, original signatures and notarization.
  - d. Paper copy to Adams County Office of Planning and Development along with the formal request for review. Mr. Merkel stated there is no fee for this review.
4. After all signatures are obtained, the plan must follow the normal steps to be officially recorded at the Adams County Recorder of Deeds Office.

### **Chesterfield – Phase I #2009-06**

Chesterfield Development

Final Subdivision and Land Development Plan

Chesterfield was not present at the meeting as they continue to examine potential options for water supply for the development. The Planning Commission received and reviewed a progress report on updates that were completed since last month. The following items are verified as complete:

1. Reading Township Municipal Authority bill is paid and a letter acknowledging sufficient capacity and willingness to provide sanitary sewer for the project has been received.
2. The Reading Township Municipal Authority has approved the grinder pump installation and maintenance in addition to reviewing and approving the proposed cost estimates and submitted documentation to Mr. Mains for inclusion in the bond proposal.
3. Written documentation from Department of Environmental Protection has been received and reviewed by Mr. Mains regarding General Permit No. 5 and No. 7 clarifying the permits are still valid.

The following items were reviewed and are considered incomplete:

1. Attorney Neubaum stated the HOA must be revised in accordance with proposed changes. Some of the concerns involve fire hydrant responsibility, lighting, grinder pump installation and maintenance, development of the walking trails, etc. The revised HOA must be reviewed and approved by Mr. Mains and Attorney Neubaum prior to consideration by the Planning Commission.
2. Attorney Neubaum stated the detailed developers' agreement must be revised in accordance with proposed changes. The revised developers' agreement must be reviewed and approved by Mr. Mains and Attorney Neubaum prior to consideration by the Planning Commission.

3. Clarification, documentation, and financial surety must be provided detailing the Water Main System that is proposed for the development. Mr. Dawood mentioned they are considering developing their own on-site water system. This will require DEP input and compliance with Township Ordinance.
4. The original Adams County Court recorded Stormwater Management/Best Management Practices Facilities and Maintenance Agreement must be received by the Township.
5. Upon completion of the above-mentioned items and any other issues, a final Plan Set must be received with all seals, certifications and original signatures.
6. Approved bond amount verified by Eric Mains and presented to the Planning Commission as part of the review process.

After a time of general discussion, Mr. Bowen motioned and Ms. Shuman seconded to table the plan until additional information is received; motion carried unanimously.

## **ZONING HEARING**

**Todd C. Racey**

**#2017-01Z**

Carlisle Pike

The Planning Commission continued their discussion on the Zoning Hearing request for a Special Exception to hold weddings and other events at the Carlisle Pike address that was presented at last month's meeting. Attorney Neubaum updated the Planning Commission with his findings after reviewing the Township Ordinance. Commercial Use within the Land Conservation District is not permitted; Home Occupation is not permitted and there is no mention within the Ordinance that a Special Exception is permitted. After a time of discussion and on a motion by Mr. Shank and a second by Mr. Bowen, the Planning Commission recommends the Zoning Hearing Board deny this application due to the fact §27-1306 and §27-305(F) do not apply for a commercial venture in the Land Conservation District and recommends the applicant consider another area within the Township where this type of commercial venture is permitted. The Planning Commission also requests the Board of Supervisors consider use of property within the Land Conservation District as a policy discussion for subsequent review and consideration; motion carried unanimously.

## **MISCELLANEOUS**

### **On-Lot and Community Sewage Systems**

Mr. Mains presented a final draft of the updates that are being proposed to change Part 2 of Chapter 18 of the Reading Township Code of Ordinances. Mr. Merkel and Attorney Neubaum provided additional input on notification of residents. Attorney Neubaum recommends protocols be established for the Sewage Enforcement Officer detailing exact procedure for notification of residents and entering the property for inspection purposes. This discussion should be finalized and put in writing prior to full implementation of the Ordinance Amendment. On a motion by Mr. Shank and a second by Mr. Bowen, the Planning Commission recommends the On-Lot and Community Sewage System Ordinance Amendment Chapter 18, Part 2 proceed to the Board of Supervisors for subsequent review and consideration of revisions and to authorize preparation of the Ordinance Amendment; motion carried unanimously.

### **Hampton Alley Reconstruction/Restriction Study**

The Planning Commission received a cost analysis from Advantage Engineers to provide Geotechnical Engineering Services for evaluating the existing pavement along the alleys within Hampton. This study is designed to provide information as the Township considers weight restrictions on the alleys as discussed during the March 2017 Planning Commission meeting. On a motion by Ms. Shuman and a second by Ms. Wooters, the Planning Commission recommends the Proposal to Provide Geotechnical Engineering Services presented by Advantage Engineers proceed to the Board of Supervisors for subsequent review and consideration for approval at a cost of \$3,950.00; motion carried unanimously.

### **Recreation Plan/Fee-In-Lieu-Of Document**

Chairman Biese updated the Planning Commission on a discussion he had with Mr. Rob Thaeler, Principal Planner of the Adams County Office of Planning and Development regarding various options on the Recreation Plan/Fee-In-Lieu-Of Document. On a motion by Chairman Biese and a second by Mr. Shank, the Planning Commission recommends the Board of Supervisors schedule a meeting with Mr. Thaeler and any available Planning Commission members for subsequent review and consideration on how to proceed for final preparation of the Recreation Plan/Fee-In-Lieu-Of Document; motion carried unanimously.

### **Hillandale Gettysburg SALD #2016-05**

Attorney Neubaum updated the Planning Commission on the status of the Hillandale Gettysburg Land Development Plan. This plan was conditionally approved and all conditions have been completed except the §22-309 requirement to provide Bond/Surety in the amount of \$215,312.97. Attorney Heiser, representing Hillandale subsequently requested a waiver to this condition so the plan could be recorded at the Adams County Recorder of Deeds Office. The Board of Supervisors provided the option of either providing the bond or providing the Township with a refundable escrow amount to held by the Township until the Land Development started and the required bond was provided or the entire project was officially abandoned. Attorney Neubaum stated that his correspondence has gone unanswered and is requesting the Planning Commission consider revoking the Time Waiver and requiring them to finalize this condition and record the plan or have the Board of Supervisors deny the plan. On a motion by Mr. Shank and a second by Ms. Shuman, the Planning Commission recommends the Board of Supervisors revoke the Time Waiver and notify Hillandale Gettysburg in writing that the plan must be finalized within 90 days with either the require bond or escrow amount and have the plan recorded or the plan will be denied; motion carried unanimously.

### **PUBLIC COMMENT**

There was no public comment at this time.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 8:19 p.m. on a motion by Mr. Bowen and seconded by Ms. Wooters; motion carried unanimously.

Respectfully submitted,  
Garry R. Wilt  
Administrative Assistant