

Reading Township Planning Commission
Regular meeting
August 7, 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 Gerald Shank, William Bowen 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; Clark Craumer of Clark P. Craumer, LLC; Richard Jones; Terri Delo, EIT of BL Companies and PJ Melecheck of Miller Brothers Construction representing Dollar General.

The July 3, 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

Dollar General SALD #2017-02

5736 Carlisle Pike

Final Land Development Plan

The Planning Commission received the application, site plan, modification request, supporting documents and comment review reports for the proposal to develop the land at 5736 Carlisle Pike for the construction of a Dollar General Store. Ms. Delo and Mr. Melecheck presented an overview of the proposed plan and answered general questions from the Planning Commission on this land development plan. Ms. Delo mentioned that after infiltration testing was completed, the Stormwater Management Plan will be revised and new plans submitted for review and she clarified there will be no additional discharge into the existing tributary located on the property. Currently, they are beginning to move forward with Adams County Conservation District and application for the NPDES permit and complete review of all plans. Mr. Mains reviewed his comment report and stated he would like to see the technical details revised and a new plan submitted before he provides the Planning Commission with additional input. The Planning Commission reviewed input from Land and Sea Services concerning any zoning issues. Mr. Mains stated that those need to be corrected on the revised plan and he will verify during his review process. Regarding §27-1005.G(1) and the landscaping concern that Land and Sea Services expressed, he feels this is a non-issue for safety reasons of loading and unloading. Mr. Merkel reviewed the County report and expressed concern in a few areas. First is the location of the entrance to Dollar General in proximity to the entrance to the Rutter's Farm Store. Mr. Melecheck has researched other options, but there is an easement on the property for the billboard location and that restricts aligning the Dollar General entrance with

the Rutter's Farm Store entrance. Mr. Mains stated he will research the language in the Township Ordinance and provide additional input to the Planning Commission for future discussion on the topic of the entrance alignment concern. After extensive discussion, Mr. Mains suggested the Planning Commission await the decision by the PA Department of Transportation with regards to the Highway Occupancy Permit, the Traffic Impact Study (if required) and the PA 94/234 Intersection Improvement Project. Mr. Merkel also expressed concern on the direction of traffic in the parking lots and whether two-way travel is permitted by right or whether a variance would be needed in accordance with the wording of §27-1204.D. Mr. Mains and Attorney Neubaum will review the wording and provide additional input to the Planning Commission for the next meeting. After a time of general discussion a few other key points include the following:

1. The old well and septic must be located and noted on the plan for future reference.
2. The Agricultural Protection Plan wording as listed in §27-404.G is to be listed on the revised plan prior to submission and review.
3. A general note plus a general diagram is to be listed on the plan and approved by Mr. Mains that requires for either sidewalks or walkways be constructed on the property in the future if other adjoining properties construct sidewalks or walkways that allow for pedestrian travel along Route 94.

The Planning Commission received a Modification Request Waiver application to waive the following Ordinance Sections: §22-203, §22-412, §22-503 and §22-504. Following much discussion, the Planning Commission has made the following recommendations after receiving input from Mr. Mains and Mr. Merkel:

1. §22-504 concerning the installation of sidewalks, is a non-issue due to the wording in the Township Ordinance and is requesting this item be removed from the Modification Request Waiver application and a note be added to the plan as listed above.
2. The wording in the last column to explain how literal enforcement of the Ordinance would frustrate the effect of the improvements must be clarified and better explained.
3. When these issues are resolved and a new Modification Request Waiver application is submitted to the Township Office the Planning Commission will recommend to the Board of Supervisors to consider this application as listed below.

A motion was made by Mr. Shank and a second by Mr. Bowen to recommend Modification Request Waiver to waive §22-303 and allow the land development plan to move directly to a final plan proceed to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously.

A motion was made by Mr. Shank and a second by Ms. Wooters to recommend Conditional Approval of the Modification Request Waiver to waive §22-412 for a water resource impact study be conducted with the condition that a complete water usage analysis be presented with this Modification Request Waiver application indicating minimal water usage is required and the developer will abide by all requirements in the Well Ordinance, Chapter 26 of the

Township Ordinance. With those conditions established, recommendation for the Modification Request Waiver is given to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously.

A motion was made by Mr. Bowen and a second by Ms. Wooters to recommend Conditional Approval of the Modification Request Waiver to waive §22-503 for curbs and gutters with the condition that the PA Department of Transportation does not require curbs or gutters during its review of the plan. With this condition established, recommendation for the Modification Request Waiver is given to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously.

On a motion by Mr. Bowen and a second by Mr. Shank, the Planning Commission has tabled this discussion until the technical issues can be resolved and a revised plan reviewed by Mr. Mains and Mr. Merkel along with information to resolve some of the concerns listed; motion carried unanimously.

Richard Jones III SALD #2017-03

401 Harrisburg Street

Final Land Development Plan

The Planning Commission received the application, site plan, modification request, supporting documents and comment review reports for the proposal to develop the land at 401 Harrisburg Street for the construction of a barn. Mr. Craumer presented an overview of the plan and answered general questions from the Planning Commission. Mr. Mains and Mr. Merkel provided input and felt that with the final plan revision dated August 3, 2017 there were no major concerns on having the plan move forward for review.

The Planning Commission received a Modification Request Waiver to waive §22-303 and allow plan to move directly to a final plan. Mr. Mains stated he has no objections to the request. A motion was made by Mr. Shank and a second by Ms. Wooters to recommend the Modification Request proceed to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously.

After receiving additional input from Mr. Mains and Mr. Merkel the Planning Commission established the following conditions as part of the recommendation for conditional approval:

1. §22-306.A(27) & (28) The plan must be signed prior to approval by the Township. All plans must have original signatures, seals and notarization and include a separate signature block for the Board of Supervisors to sign on each page to facilitate recordation of the final plan with the Adams County Recorder of Deeds Office.
2. §22-304.B(2) & §22-306.B(24) The Erosion and Sediment Control Plan must be reviewed and approved by the Adams County Conservation District Office prior to approval by the Township.
3. §23-502 An Operation and Maintenance Agreement shall be provided for all permanent (Post Construction) stormwater management systems. The Township should ensure that it has the executed Operation and Maintenance Agreement after being recorded at the Adams County Recorder of Deeds Office.

4. §22-306.A(28) The applicant must provide documentation from Washington Township that they have waived its review capacity for this project.
5. §22-203 The Board of Supervisors must accept the Modification Request Waiver to waive §22-303 and allow plan to move directly to a final plan and Board of Supervisors must sign the document prior to final plan approval.

On a motion by Mr. Bowen and a second by Mr. Shank, the Planning Commission has recommended conditional approval of Land Development Plan #2017-03 for Richard Jones III with the condition all the above-mentioned points are resolved, and has recommended the final plan proceed to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously.

ZONING HEARING

There was no agenda item this month

MISCELLANEOUS

Recreation Plan/Fee-In-Lieu-Of Document

Mr. Merkel mentioned that Robert Thaeler from the Adams County Office of Planning and Development was given the authorization to develop some guidelines for the Planning Commission to consider at a future meeting. Mr. Thaeler has been on vacation and there is no status update as of tonight's meeting. When additional information is received, the discussion will ensue.

Land Conservation District – Ordinance Update Proposal

The Planning Commission renewed the discussion on the Ordinance Update for the Land Conservation District. Chairman Biese expressed concern on regulating noise and the impact this type of change may have on the residents living near this type of event. Mr. Merkel stated this is one of the major issues other Townships have regarding this type of venue and the use of renovated barns for weddings and social events. Attorney Neubaum stated that he has continued his research and found that many factors go into regulating noise and the impact on surrounding areas including doors of the facility being open or closed, number of guests and the allowance of alcohol, hours of operation, intensity and type of music, indoor or outdoor events and other considerations. He has suggested the Planning Commission continues to keep the discussion moving forward in addition to his research. On a motion by Mr. Shank and a second by Mr. Bowen, the Planning Commission has decided to table this discussion until more information is provided; motion carried unanimously.

Economic Develop Plan - Township Church

The Planning Commission discussed the meeting conducted with Adams County Office of Planning and Development and future planning for Economic Development with regards to the church located on Township property. After much discussion, it was agreed this would not be a viable option, but rather a more beneficial option is simply have the church removed and allow

the land to remain vacant once the current tenant is no longer using the church. Consideration than focused on the “Old Starner Feed Mill” property and the potential for Economic Development consideration for that parcel. On a motion by Mr. Shank and a second by Mr. Bowen, the Planning Commission has recommended the Board of Supervisors review and consider recommending Adams County consider using money for Economic Development by purchasing the “Old Starner Feed Mill” property; motion carried unanimously.

PUBLIC COMMENT

Chairman Biese announced he will not be present at the September 6, 2017 meeting and Mr. Bowen, Vice-Chairman will preside over the meeting. As a reminder, the September meeting will be on a Wednesday evening.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:02 p.m. on a motion by Mr. Shank and a second by Ms. Wooters; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant