

Reading Township Planning Commission

Regular meeting

December 4, 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, Alicia Wooters and Dana Shuman with Chairman Biese presiding.

Others in attendance included P. Eric Mains, P.E. of Gannett Fleming, Inc.; Andrew Merkel, Senior Planner for Adams County Office of Planning & Development; Attorney Victor Neubaum, Solicitor; Clark P. Craumer, LLC, Jeffrey Toot, Mary Ann Toot and Jacqueline King.

The November 8, 2017 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

Jeffrey & Mary Ann Toot #2017-05

320 Anthony Road

Final Subdivision Plan

The Planning Commission received the application, site plan, supporting documents and comment review reports for the proposal to subdivide/merge the lands at 320 Anthony Road. Mr. Craumer presented an overview of the plan and explained the subdivision/merger of parcels is designed to allow Anthony Road to serve as the dividing line of parcels and eliminate the small tract on the south side of the road. Attorney Neubaum reviewed the language of the Lot Merger Agreement and found it to be generally satisfactory based on the template approved by the Township (adding that it will need a Notary Seal). He has requested the Township office verify the parcel data information prior to having the Agreement recorded. 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 final plan must be signed prior to approval by the Township. All plans (2 paper and 2 Mylar) must have original signatures, seals and notarization and include a separate signature block for the Board of Supervisors to sign to facilitate recordation of the final plan with the Adams County Recorder of Deeds Office.
2. §22-308.D The applicant shall record in the Miscellaneous Docket in the Recorder of Deeds Office of Adams County a "Lot-Merger Agreement" memorandum for each property owner that parcels shall be considered as one single tract for the purposes of subdivision.

On a motion by Mr. Bowen and a second by Ms. Shuman, the Planning Commission has recommended conditional approval of the Minor Subdivision Plan #2017-05 for Jeffrey and Mary Ann Toot 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

No agenda items this month.

MISCELLANEOUS

The Planning Commission reviewed the calendar for 2018 to discuss and establish meeting dates and times. On a motion by Mr. Shank and seconded by Ms. Shuman, the Planning Commission unanimously approved meeting the first Monday of each month beginning at 6:30 p.m. with the following exceptions:

- Monday January 1, 2018 will be moved to Wednesday January 3, 2018
- Monday September 3, 2018 will be moved to Wednesday September 5, 2018
- Monday November 5, 2018 will be moved to Wednesday November 7, 2018
- Monday December 3, 2018 will be moved to Wednesday December 5, 2018

PUBLIC COMMENT

Chairman Biese updated the Planning Commission on the “mini casino” legislation. The Board of Supervisors is asking for input on whether to draft a resolution that these types of casino’s will not be permitted in Reading Township. Attorney Neubaum clarified that not granting permission by resolution now can always be changed in the future if the Township should decide to allow these types of establishments. However, by allowing permission now and not filing a resolution, the Township will have no recourse in the future. On a motion by Mr. Shank and a second by Ms. Wooters, the Planning Commission has recommended the Board of Supervisors move toward drafting a resolution not permitting “mini casino’s” in the Township at this time. Motion carried unanimously.

Chairman Biese asked Attorney Neubaum on a progress update on research conducted on an Ordinance dealing with “Agri-tourism”. Attorney Neubaum felt that based upon the concerns raised by the Planning Commission and the complexity of the issue it would be best to table this until a resident may propose something in writing for the Planning Commission to consider. Mr. Merkel stated this type of proposal initiated by a resident may be the best starting point if/when in the future this topic comes up for discussion. This would allow the Township to follow proper channels for dialog.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:55 p.m. on a motion by Ms. Wooters and a second by Mr. Shank; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant