

Reading Township Planning Commission

Regular meeting

February 6, 2017

The regular monthly meeting of the Reading Township Planning Commission was held at the Reading Township Municipal Building and called to order at 6:29 p.m. by Chairman John Biese. Planning Commission members in attendance were William Bowen, Gerald Shank, 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; Nabil Dawood & Paul Wilson of Dawood Engineering representing Chesterfield; Joshua Laughman; and the following representing Lake Meade Property Owners Association, Lake Meade Building Committee and the Lake Meade Road Committee: Michele Ludy, Dottie Yost, Fred Lawrence, Bob Robinson, Robert Williams, Cory Donahue, Christine Rider and Barbara Nickel.

The January 4, 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

Lake Meade Property Owners Association

Stormwater Management Procedures

Ms. Nickel's presented the Planning Commission with an overview of the history of Lake Meade and the types of Stormwater Management procedures presently in use at the lake. The reason for this meeting and presentation is to request Reading Township waive the requirement for a Stormwater Management review by Mr. Mains office and allow Lake Meade to handle the review process completely. Chairman Biese asked Mr. Mains to provide input to the Planning Commission. After some clarification from Ms. Nickel's and others on the process currently in place, Mr. Mains noted there are several areas of concern that need to be addressed:

1. Reading Township must adhere to the Adams County 167 Plan and the PA Chapter 102 Plan and would need verification Lake Meade could adhere to all the requirements. Mr. Merkel also provided input on how the regulations came into effect in Adams County and the impact these regulations impose on local townships.
2. Lake Meade must address how it will handle all Stormwater Management requirements as the regulations continue to increase.
3. The best course of action would be for Lake Meade to draft a detailed document on all procedures they would implement and regulate and allow Mr. Mains to review the

document and present the Planning Commission with a more detailed plan of action at a future meeting.

Based on input from Mr. Mains and others in attendance, the Planning Commission agreed for Lake Meade to draft the documents and submit them to Mr. Mains for review.

Joshua Laughman

Second Driveway

The Planning Commission received pictures and documents of a driveway opening that was placed on the alley side of the property located at 5360 Carlisle Pike. Mr. Laughman explained that his wife would like to park a school bus on the lot, but additional driveway width must be added to the property. Mr. Laughman was unaware of the Township Ordinance and has already completed the driveway and installed stone as per the supplied pictures. Chairman Biese noted Ordinance §21-217.F states:

The number of access drives on a street frontage may not exceed one per lot unless circumstances prove that a second access is justified. Additional access points must be approved by the Township.

After listening to the justification provided by Mr. Laughman, the Planning Commission requested input from Mr. Mains and Attorney Neubaum. After discussing the comments and input, the Planning Commission established the following conditions as part of a recommendation for the Board of Supervisors to consider granting permission for this second driveway:

1. A driveway permit must be obtained in accordance with §21-205
2. Permission be considered to allow the combined width of both driveways to be 40' instead of the required 20' as per §21-217.1.A
3. Permission be considered to allow the driveway to be compactable stone instead of the required bituminous or concrete material in accordance with §21-217.M

On a motion by Mr. Shank and a second by Ms. Wooters, the Planning Commission has recommended this proposal proceed to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously.

The other concern Mr. Laughman had was the grass on the other side of the alley and the fact the bus wheels were causing damage to the property as indicated on the pictures. He stated if the Township would consider moving the speed limit sign so the bus mirror could clear, that should resolve this issue. The Planning Commission asked Mr. Laughman to determine where the sign would need to be relocated to and present that to the Board of Supervisors as a point of discussion.

Chesterfield – Phase I #2009-06

Chesterfield Development

Final Subdivision and Land Development Plan

The Planning Commission received and reviewed a revised subdivision and land development plan as presented by Mr. Wilson and various supporting documents. Mr. Mains explained his most recent review letter dated February 3, 2017. After a time of general discussion, it was noted there are still various points that need to be addressed. These include, but are not limited to the following:

1. HOA must be updated to address some of the concerns with fire hydrant responsibility, lighting, grinder pump installation and maintenance, development of the walking trails, etc. The HOA must be reviewed and approved by Mr. Mains and Attorney Neubaum.
2. A note needs to be added to Plat Plan sheet 1 that the installation and maintenance of the grinder pumps is the responsibility of the developer/home owner.
3. Reading Township Municipal Authority bill must be paid and a letter acknowledging sufficient capacity and willingness to provide sanitary sewer for the project must be received. The RTMA must also approve the grinder pump installation and maintenance in addition to reviewing and approving the proposed cost estimates.
4. A detailed developers' agreement must be provided for review and approval by Mr. Mains and Attorney Neubaum.
5. In addition to the above concerns, all comments on Mr. Mains review letter dated February 3, 2017 must be resolved.

On a motion by Mr. Bowen and a second by Mr. Shank, the plan is tabled until additional information can be provided to the Planning Commission for review and consideration; motion carried unanimously.

A Stormwater Management/BMP Facilities & Maintenance Agreement (O&M Agreement) was presented to the Planning Commission for review and consideration. Mr. Mains and Attorney Neubaum have reviewed the agreement and find no outstanding issues need resolved. On a motion by Mr. Shank and a second by Mr. Bowen, the Planning Commission has recommended the O&M Agreement proceed to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously.

A Modification Waiver was presented to the Planning Commission for review and consideration requesting relief from §22-502.A Street Construction. Mr. Mains noted no GeoTech studies have been completed at this time and cannot make any recommendations. On a motion by Mr. Shank and a second by Ms. Wooters, the Modification Waiver is tabled until additional information can be provided to the Planning Commission for review and consideration; motion carried unanimously.

Shank Farm – East Berlin

NRCS Letter of Pipe Installation

Mr. Mains reviewed the letter received from the United States Department of Agriculture, Natural Resources Conservation Service, concerning the installation of an outlet pipe and explained this is a general information letter and no action is required by the Township.

MISCELLANEOUS

Mr. Mains presented to the Planning Commission a draft of an OLDS Ordinance that would update Reading Township Ordinance §18 Part 2 On-Lot and Community Sewage Systems and become a supplement to the Act 537 Plan Document. Several points of discussion included pumping schedules, maintenance of malfunctioning units, implementation of public sewer services, etc. Due to the length and complexity of the document, Mr. Mains is asking the Planning Commission to review the draft document and provide additional discussion at the March meeting.

PUBLIC COMMENT

Chairman Biese shared the positive comments Attorney Neubaum presented at the January Board of Supervisors meeting concerning the Planning Commission and their involvement with Reading Township.

Chairman Biese discussed some of the information he studied on the “Recreation Plan/Fee-In-Lieu-Of” plan from another township. The Planning Commission is to discuss this in more detail at the March meeting and continue to move forward on planning the next step so the process can proceed in a timely manner.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:15 p.m. on a motion by Mr. Bowen and seconded by Ms. Wooters; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant