

## **Reading Township Planning Commission**

### **Regular meeting**

June 5, 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 Vice Chairman William Bowen. Planning Commission members in attendance were Dana Shuman, Gerald Shank and Alicia Wooters with Vice Chairman William Bowen presiding.

Others in attendance included Steven Parse, PE, CPMSM, of Gannett Fleming, Inc.; Attorney Victor Neubaum, Solicitor; Andrew Merkel, Senior Planner for Adams County Office of Planning & Development; Ron Garis of Beyond All Boundaries; Shane Gosnell and Heather Gosnell.

The May 1, 2017 minutes were approved as written on a motion by Mr. Shank and seconded by Ms. Wooters; motion carried unanimously.

### **PUBLIC COMMENT**

Mr. Garis presented two questions on a property that was subdivided in 2013 and needed insight on how to proceed. At this time, the owners would like to subdivide off a pan-handle lot and also subdivide off another portion of property, but do not have enough building lots in accordance with the Lot Consolidation Option. After receiving input from Mr. Merkel and Attorney Neubaum, it was determined that neither option would comply with the Reading Township Code of Ordinances based on the information provided.

### **SUBDIVISION & LAND DEVELOPMENT**

#### **Tribby Property**

340 Turkey Pit Road

Sewage Facility Planning Module

The Planning Commission received a Sewage Facility Planning Module for property located at 340 Turkey Pit Road, New Oxford PA 17350 and presently owned by Jeffrey J. Tribby. The Module has been completed and signed by Gilbert Picarelli, Township Sewage Enforcement Officer and is being presented to the Planning Commission for consideration. On a motion by Mr. Shank and a second by Ms. Shuman, the Planning Commission has recommended the Sewage Facility Planning Module be signed by the Planning Commission and proceed to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously.

#### **Iglesia Restauracion CDR #2017-01**

5150 Carlisle Pike

Preliminary/Final Land Development Plan

The Planning Commission received a memo letter from Jack Powell Engineer, dated May 30, 2017 providing information on a traffic study and proposed sewage usage as requested by the Planning Commission. An updated plat plan addressing some of the issues from previous

comment reports has been submitted to Mr. Mains, but the submission was not received in his office until June 2, 2017, not allowing sufficient time for review or comment at this meeting. Mr. Parse stated Mr. Mains agrees that one EDU is sufficient for the property based on the usage and no kitchen facility being proposed for the building. The Planning Commission reviewed the traffic study and on a motion by Mr. Shank and a second by Ms. Wooters, the Planning Commission has recommended the Municipal Awareness Letter be signed by the Planning Commission and be given to Mr. Powell to submit to the Pennsylvania Department of Transportation for consideration of a Low Volume Driveway Highway Occupancy Permit; motion carried unanimously.

## **ZONING HEARING**

**Todd C. Racey**

**#2017-01Z**

4862 Carlisle Pike

The Planning Commission received the notice of decision rendered by the Zoning Hearing Board dated May 17, 2017. Based on the information provided as to the reason behind the decision, Attorney Neubaum asked the Planning Commission to consider an Ordinance update that would allow this type of usage in the Land Conservation District by Special Exception with conditions. Mr. Merkel stated he has sample wording that can be forwarded to Attorney Neubaum to assist in writing an Ordinance update. Another important factor to consider is whether this update will cover a principal use or accessory use for the property. After discussing the potential positive impact on the Township and the continual use of the land for diverse purposes, a motion was made by Mr. Shank and a second by Ms. Wooters to have Attorney Neubaum draft a sample Ordinance update to review and discuss at the July Planning Commission meeting; motion carried unanimously.

## **MISCELLANEOUS**

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

Attorney Neubaum 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. Parse stated that Mr. Mains has also reviewed the changes and is satisfied the final draft is ready to proceed. On a motion by Ms. Wooters and a second by Ms. Shuman, the Planning Commission has recommended Ordinance 2017-01 to enact Chapter 18 Part 2 of the Reading Township Code of Ordinances, §18-201 through §18-215 On-Lot and Community Sewage Systems proceed to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously.

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

The Planning Commission received the engineering study completed by Advantage Engineers providing an analysis of the existing pavement sections for the alleys located in Hampton. Mr. Parse provided an overview of the statistics and the limitations the alleys have due to the minimum base and subbase. He stated that to begin the process of posting weight limit signs the

Engineering Study will be used to update the Township Ordinance and establish vehicle weight limits on the alleys from the engineering study. Attorney Neubaum stated the procedure would be similar to the Ordinance update for the On-Lot and Community Sewage Systems. On a motion by Mr. Shank and a second by Ms. Shuman, the Planning Commission has recommended the Board of Supervisors consider moving forward with drafting an Ordinance to establish weight limits on the Hampton Alleys included in the engineering study; motion carried unanimously.

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

Chairman Biese was unable to attend the meeting and provide updates to the Planning Commission concerning the discussion with Mr. Thaeler, principal planner, Adams County Office of Planning and Development. On a motion by Mr. Shank and a second by Ms. Shuman, the Planning Commission has recommended the Recreation Plan/Fee-In-Lieu-Of Document discussion be tabled until the July meeting; motion carried unanimously.

### **Adams County Economic Development Plan**

Mr. Merkel updated the Planning Commission on the desire the county has to receive input from Planning Commission members and Board of Supervisors to provide input that will guide them in economic development planning. In addition, this input will be a tool to guide in the Adams County Comprehensive Plan. The meeting will take approximately 45 minutes and will include a time of question and answer. The Planning Commission has requested that a date be discussed at the July meeting and Mr. Merkel will be informed of a convenient meeting date and time.

### **Community Block Grant Program**

Mr. Merkel provided an overview of the Community Block Grant Program and the distribution of Housing and Urban Development funds within the county. He explained how the allocation system is established and provided examples of how the funds were used by other municipalities.

## **PUBLIC COMMENT**

There was no public comment at this time.

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:40 p.m. on a motion by Ms. Wooters and a second by Mr. Shank; motion carried unanimously.

Respectfully submitted,  
Garry R. Wilt  
Administrative Assistant