

Reading Township Planning Commission

Regular meeting

March 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 6:30 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 Michael J. Mehaffey, PE of Gannett Fleming, Inc.; Attorney Victor Neubaum, Solicitor; Andrew Merkel, Senior Planner for Adams County Office of Planning & Development; Nabil Dawood & Bony Dawood of Dawood Engineering representing Chesterfield and Clarence Wooters.

The February 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

Chesterfield – Phase I #2009-06

Chesterfield Development

Final Subdivision and Land Development Plan

The Planning Commission received and reviewed revised pages of the Subdivision and Land Development plan as presented by Mr. Bony Dawood along with various supporting documents. Mr. Mehaffey reviewed the latest comment response report provided by Dawood Engineering dated February 24, 2017 addressing the comments from Mr. Mains letter dated February 3, 2017. Mr. Shank expressed concern that the development will only have one entrance/exit on Route 94 for Phase I. Mr. Merkel recommended that during Phase II there should be provisions to include another entrance/exit along Route 234. Mr. Dawood clarified that the Modification Request presented last month has been withdrawn. After a time of general discussion, it was decided that remaining issues include, but are not limited to the following:

1. HOA must 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. 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. The total dollar amount must be included in the Bond for Phase I.

3. A detailed developers' agreement must be provided for review and approval by Mr. Mains and Attorney Neubaum.
4. Written documentation from Department of Environmental Protection must be received and reviewed by Mr. Mains regarding General Permit No. 5 and No. 7 clarifying the permits are still valid.
5. 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. The agreement with York Water Company and the Township when the water lines were placed in Hampton Heights is also to be reviewed.
6. The original Adams County Court recorded Stormwater Management/Best Management Practices Facilities and Maintenance Agreement must be received by the Township.
7. Upon completion of the above-mentioned items and any other issues, a final Plan Set must be received with all seals, certifications and signatures.

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

Adams County Land Preservation

499 Fish & Game Road

The Planning Commission reviewed the letter from the Adams County Agricultural Land Preservation Board that was submitted to the Board of Supervisors on February 6, 2017 regarding the Mildred Sauble farm on Fish and Game Road. On a motion by Mr. Bowen and a second by Mr. Shank, the Planning Commission agrees this is favorable easement acquisition being considered by the County for the Township; motion carried unanimously.

ZONING HEARING

Todd C. Racey

#2017-01Z

Carlisle Pike

The Planning Commission received and reviewed the Zoning Hearing request for a Special Exception that was presented to hold weddings and other events at the Carlisle Pike address. Due to the packet of information consisting of 20 pages and because it was just received at the meeting, there was only time for limited discussion until each member can review the entire request. Based on a preliminary review, this request may also require a full Land Development Plan. Mr. Merkel mentioned that this type of venue is continuing to increase across the County and while there are several Township ordinances to consider, the entire project must still comply with inspections, building code compliance and all other regulations. Attorney Neubaum stated the request can be tabled until the April Planning Commission meeting allowing the members ample time to review the request and still comply with advertising and Zoning Hearing Board meeting guidelines. On a motion by Mr. Shank and a second by Mr. Bowen, the Zoning Hearing

Board request for a Special Exception is tabled until the April 3, 2017 Planning Commission meeting; motion carried unanimously.

Fletcher Farm LLP

#2016-03Z

Germany Road

The Planning Commission received and reviewed the final decision by the Zoning Hearing Board for the farm worker request.

MISCELLANEOUS

On-Lot Septic Management

Due to a scheduling conflict, Mr. Mains was not available to provide an update to the Planning Commission. Mr. Mehaffey substituted for Mr. Mains and presented to the Planning Commission a revised draft of an 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. Attorney Neubaum has concerns with some of the legal ramifications for inspections and will provide input at the next Planning Commission meeting. Mr. Mains is also to prepare another update that will correct some of the minor typo errors on this document prior to the next meeting. On a motion by Mr. Shank and a second by Mr. Bowen, the document is tabled until additional information can be provided to the Planning Commission for review and consideration; motion carried unanimously.

Recreation Plan

Chairman Biese provided the Planning Commission with additional information on the Recreation Plan/Fee-In-Lieu-Of Document under consideration. Attorney Neubaum has been asked by Chairman Biese to review the PA Municipalities Planning Code to determine to what extent the monies collected may be used for existing involvement the Township has with the East Berlin Community Center and the Hampton Fire Company ball fields. Chairman Biese will also meet with Rob Thaeler, Principle Planner for the Adams County Office of Planning and Development to discuss some of these matters. Presently, the Township would have no need for any in-depth study or planning for additional parks within the Township, provided the Township can continue with the existing commitments mentioned above.

Driveways, Alleys & Road Study

Ms. Wooters mentioned that in light of the discussion from last month on driveway issues along Hampton alleys, there seem to be some inconsistency with enforcement and stated some of the driveways are wider than 20' and there are some parking lots that have been installed. Chairman Biese also addressed the issue of restrictions that may need to be imposed along those alleys due to the upcoming paving projects. Attorney Neubaum provided input on the legal requirements to establish weight limits, use restrictions and parking restrictions. Chairman Biese has requested Mr. Mains provide the Planning Commission a cost analysis for the Hampton alleys restriction

requirements. Mr. Merkel mentioned that the County would be available to do traffic studies on the alleys at no additional cost to the Township.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:49 p.m. on a motion by Ms. Wooters and seconded by Ms. Shuman; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant