

## **Reading Township Planning Commission**

### **Regular meeting**

November 8, 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 and Dana Shuman with Chairman Biese presiding.

Others in attendance included Steven Parse, PE, CPMSM, of Gannett Fleming, Inc.; Andrew Merkel, Senior Planner for Adams County Office of Planning & Development; Terri Delo & Edward Davis representing Dollar General; Jacqueline King; Bill Starner and Zachery Starner.

The October 2, 2017 minutes were approved as written on a motion by Mr. Shank and seconded by Ms. Shuman; motion carried unanimously.

### **PUBLIC COMMENT**

There was no public comment at this time.

### **SUBDIVISION & LAND DEVELOPMENT**

#### **Shirley Starner Trust - Bill Starner**

3220 Hunterstown-Hampton Road

Sketch Plan – Subdivision Proposal

Mr. Starner presented the Planning Commission with a revised sketch plan to determine if he is proceeding correctly with subdividing the farm. His sketch proposal is to subdivide a 1-3 acre parcel from the southwest corner of the main parcel pending review by Adams County Tax Office and confirmation of septic testing with the Township SEO. The other parcel to be divided from the main parcel would be on either side of Hunterstown-Hampton Road so all the buildings on the west side of the road containing 2-3 acres would be included with approximately 14 acres on the east side of the road. The final question pertained to building rights and how to transfer some of those from the main parcel to the 16+ acre parcel mentioned above, if any remain. After receiving input from Mr. Merkel, the Planning Commission stated that based on the information provided the subdivision sketch as presented aligns with the basic requirements of the Township Ordinance. With regards to the transfer of development rights, that would need to be reviewed formally once Mr. Starner's engineer/surveyor prepares the final subdivision plan and determines the exact number of lots based on §27-403.(A) & (B) and whether the transfer is consistent with the guidelines established by §27-1501 - §27-1506. It is imperative that Mr. Starner's engineer/surveyor conveys all this information on the subdivision plan during the submission process, along with the intent to pursue §27-1501 - §27-1506 of the Township Ordinance.

**Dollar General #2017-02**

5736 Carlisle Pike

Final Land Development Plan

Ms. Delo and Mr. Davis presented the Planning Commission with a revised plan after their TIS Scope meeting with PA Department of Transportation for the Highway Occupancy Permit. It was explained that two of the major revisions included relocating the main entrance to align with the entrance to the Rutter's Farm Store and to eliminate (5) parking spaces from the original plan. In addition to receiving verbal input from Mr. Merkel and Mr. Parse the Planning Commission also received revised comment review letters from Mr. Mains and Land & Sea Services. Mr. Merkel stated all conditions established in the original review letter have been completed to the satisfaction of the County.

After reviewing the comment review letter from Gannet Fleming dated November 2, 2017 and a brief time of discussion 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.A(35) & §22-306.B(4) A Highway Occupancy Permit from the PA Department of Transportation must be received at the Township office for both the proposed driveway entrance onto Carlisle Pike (SR0094) and the sanitary sewer utility crossing under Carlisle Pike.
3. §22-304.B(2) & §22-306.B(4) An NPDES permit (for "Discharge of Stormwater from Construction activities) must be approved by the Adams County Conservation District Office and received by the Township.
4. §22-306.B(4) The Reading Township Municipal Authority must provide the Township a Sanitary Sewer Capacity Letter acknowledging sufficient capacity and willingness to provide sanitary sewer for the project.
5. §23-502 An Operation and Maintenance Agreement shall be provided for all permanent (Post Construction) stormwater management systems. The Township must receive the executed Operation and Maintenance Agreement after being recorded at the Adams County Recorder of Deeds Office.
6. §22-306.B(10) & §22-304.B(21) A Sewage Facilities Planning Module must be approved by the Department of Environmental Protection. Planning Module shall originate with the Township SEO and follow normal review procedure.
7. §27-404 The Agricultural Impact statement must be included on the General Notes page of the plan prior to final approval.
8. §22-309 The public improvements security cost estimate provided for the proposed water connection and service, sanitary sewer connection, landscaping, erosion control and stormwater management totaling \$115,169.00 pending confirmation of dollar amounts by Reading Township Municipal Authority. To satisfy the completion of improvements and before approval of the final plan a letter of credit, bond or financial security acceptable to the Board of Supervisors must be provided.

9. §22-301.15 Either a “blanket” easement or a “metes and bounds” described area must be included in order to delineate the limits of the easement to facilitate access within the appropriate areas and approved by the Township Solicitor or Engineer.
10. Regarding (CO2), the plan depicts two separate locations. This needs to be clarified/corrected on the intended use of each and reviewed by the Township Engineer.
11. Details on the “grassy walkway area” need to be updated/clarified to depict how someone can traverse from the walkway area to the main store. Township Engineer shall approve details prior to final plan approval.

On a motion by Mr. Shank and a second by Ms. Shuman, the Planning Commission has recommended conditional approval of Subdivision and Land Development Plan #2017-02 for Dollar General 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.

Two general comments regarding this parcel included Mr. Shank requesting that the landowner mow the high grass/weeds in a timely manner and Mr. Merkel providing clarification and an update that any Stormwater Management areas will be between PA Department of Transportation and the landowner when the Route 94/234 road project begins.

#### **ZONING HEARING**

No agenda items this month.

#### **MISCELLANEOUS**

No agenda items this month.

#### **PUBLIC COMMENT**

Chairman Biese stated that Chesterfield has established a pre-construction on-site meeting for Tuesday November 14, 2017 beginning at 1:30 p.m. for any Planning Commission members and Township representatives who are available. The exact location of the meeting will be determined.

Mr. Merkel updated the Planning Commission on the progress of the Recreation Plan Fee-In-Lieu-Of Document being prepared, and a presentation will be available shortly. He has requested a time when it would best suit to present the document. After a brief discussion, it was decided that if the December Planning Commission agenda be minimal it could be presented at that time. Mr. Merkel has requested an agenda be sent to him closer to the meeting date to determine the feasibility of presenting the document at the December meeting.

#### **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:30 p.m. on a motion by Mr. Shank and a second by Ms. Shuman; motion carried unanimously.

Respectfully submitted,  
Garry R. Wilt  
Administrative Assistant