

**Reading Township Planning Commission**  
**Regular meeting**  
October 2, 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 Gerald Shank, William Bowen, 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; Tom Bross and Chris Hemler.

The September 6, 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**

**Thomas Bross**  
Roundhill Road  
Sketch Plan

The Planning Commission received additional questions from Mr. Bross for the Bross farm properties adjacent to Roundhill Road as a follow-up to the September Planning Commission meeting. Mr. Bross is requesting clarification on lot #4, Parcel 16G with regards to road frontage and the potential to place a single-family home on the parcel. Mr. Mains stated that based on the wording found on the 2007 subdivision plan (prepared by John R. Williams, PLS) this lot was envisioned to have a single-family residential home on the parcel without the road frontage requirement. Access would be the 50' easement that allows entrance to the parcel from SR-234 so long as no future lots are subdivided from the lot #4. Mr. Mains also reiterated his concern that the wetland area be redetermined to make sure that the boundaries are current (as the original delineation is dated).

**Chris Hemler**  
Hancock Drive  
Fence Ordinance Concern

Mr. Hemler presented the Planning Commission with photographs of the fence indicating distance from property line, material used to construct the fence and an overall view of the fence that is causing the concern. His request is the fence located on his neighbor's property be moved to align with Reading Township Zoning Ordinance set-backs. Chairman Biese reviewed the information provided by the Lake Meade Property Owners Association which states by their definition this is not a fence and no permit is required. Attorney Neubaum

clarified a few issues for the Planning Commission. When there is a zoning conflict between the Township and another entity, the Reading Township Zoning Ordinance is what must be followed. As far as Home Owner's Association rules, those are between property owners and the Township does not regulate those issues. Concerning the issue with the fence, Attorney Neubaum stated the definition in the Township Ordinance is broad and all-encompassing and based on the definition, this structure meets the requirements of a fence. With that established, this fence must now meet the zoning set-backs which clearly states the fence must be set-back  $\frac{1}{4}$  the height of the fence from the property line. After receiving legal input and discussing the matter, the Planning Commission feels the concern raised by Mr. Hemler should be addressed formally by the Board of Supervisors. On a motion by Mr. Bowen and a second by Mr. Shank, the Planning Commission has recommended the Board of Supervisors review and consider for approval pursuing enforcement through Land & Sea Services, Inc. and have them as the Township Zoning Officer issue a formal notice of violation against the property owner of the fence and require the property owner to move the fence and comply with zoning requirements; motion carried unanimously.

## **ZONING HEARING**

**Randy R. Black**

**#2017-02Z**

**Round Hill Road**

Special Exception Request

The Planning Commission received the Notice of Decision from the Zoning Hearing Board of Reading Township. Chairman Biese relayed to the Planning Commission concerns expressed to the Board of Supervisors at their meeting on this decision by one of the neighbors. Attorney Neubaum stated he has not received any written input or concerns by the neighbor. He clarified that for an appeal to be processed it must be filed on or before October 10, 2017. Attorney Neubaum also reviewed and clarified for the Planning Commission the reasoning behind the decision that was rendered.

## **MISCELLANEOUS**

**Land Conservation District**

**Wedding Barn & Special Exception Consideration**

Attorney Neubaum stated there is not an overwhelming amount of detail available dealing with this type of Ordinance with regards to restrictions that would protect the Township for such a venue, but he will continue his research and provide additional information at a future Planning Commission meeting.

**Recreation Plan**

**Fee-In-Lieu-Of Document**

Mr. Merkel said the staff at the Adams County Office of Planning and Development are continuing to work on this document, but there are no additional updates for tonight's meeting.

**Agricultural Conservation District  
Cluster Development Loop Road**

Chairman Biese requested clarification on a loop road and the impact within the various districts. Mr. Merkel mentioned a loop road is simply a road that must have two entrance/exits onto a public road and no cul-de-sacs. He said Adams County has removed this type of wording in their revised ordinance for the Agricultural Conservation District and the Land Conservation District due to new Department of Environmental Protection discharge limits and the lack of use for this type requirement. For future, the Planning Commission may want to consider removing the Cluster Development Option and loop road option when the Ordinance book is revised.

**Adams County Economic Development  
Discussion of Potential Properties**

Mr. Merkel said Adams County is creating a list of potential sites to be considered and is still working with various municipalities. The two properties the Township have presented are on the list, but it may be wise for the Board of Supervisors to present additional details to either Robin or Casey at the Adams County Economic Development Office.

**PUBLIC COMMENT**

Chairman Biese updated the Planning Commission on the status of the liquor license Rutter's Farm Store is pursuing. He said the Board of Supervisors is asking for input to consider as to whether to proceed with an appeal. The consensus of the Planning Commission at this time is for the Township not to seek legal counsel in the appeal process.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 7:45 p.m. on a motion by Mr. Shank and a second by Ms. Wooters; motion carried unanimously.

Respectfully submitted,  
Garry R. Wilt  
Administrative Assistant