

**Reading Township Planning Commission**  
**Regular meeting**  
September 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 Vice-Chairman William Bowen. Planning Commission members in attendance were Gerald Shank and Dana Shuman with Vice-Chairman Bowen 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; Clark Craumer of Clark P. Craumer, LLC & Ronald Howe representing the Jane M. Howe Subdivision; Tom Bross and Terri Shank.

The August 7, 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**

**Janet M. Howe #2017-04**

N. Hickory Lane

Final Subdivision Plan

The Planning Commission received the application, site plan, supporting documents and comment review reports for the proposal to subdivide an existing 1.295 acre parcel (lot #27) into a 0.272 acre lot for the purpose of addition to the adjoining parcel with 1.023 acre remaining. The adjoining parcel (lot #26) would become a 0.739 acre parcel. Vehicular access will remain unchanged and no new construction is proposed. Mr. Craumer presented the Planning Commission with a revised plan that address some of the concerns from the comment review reports issued by Adams County Office of Planning and Development, Land & Sea Services and Mr. Mains, Township Engineer. Mr. Mains and Mr. Merkel updated the Planning Commission on each of their comments and the status of each comment based on the revised plat plan. Mr. Craumer verified that the lot size was obtained by a field survey even though the GIS Division and tax records indicate differently. Vice-Chairman Bowen confirmed with Attorney Neubaum that one lot still remains non-conforming, but as Mr. Merkel stated, the revised plan makes the updated lots more favorable for the Township and closer to being in compliance.

The Planning Commission received a PA Department of Environmental Protection (DEP) Request for Planning Waiver & Non-Building Declaration completed by Mr. Picarelli, Township Sewage Enforcement Officer and properly signed by the applicant. On a motion by Mr. Shank and a second by Ms. Shuman, the Planning Commission has recommended the Non-

Building Declaration proceed to the Board of Supervisors for subsequent review and consideration for approval, signature and submission to DEP; motion carried unanimously.

After receiving additional input from Attorney Neubaum, Mr. Mains and Mr. Merkel the Planning Commission established the following conditions as part of the recommendation for conditional approval:

1. §22-306.A(27) & (28) The final 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 to facilitate recordation of the final plan with the Adams County Recorder of Deeds Office.
2. §22-403 & 408 A Right-Of-Way with center line description shall be established on the final plat plan submission to establish an easement for North Hickory Lane as it passes through these lots for future users of the lots to continue to have access. The Owner may establish conditions of access to be associated with the easement (subject to review by the Township), to prevent misuse of the easement for any future purposes.
3. §22-308.D The applicant shall record in the Miscellaneous Docket in the Recorder of Deeds Office of Adams County a "Lot-Merger Agreement" memorandum that both parcels shall be considered as one single tract for the purposes of subdivision.

On a motion by Mr. Shank and a second by Ms. Shuman, the Planning Commission has recommended conditional approval of the Minor Subdivision Plan #2017-04 for Janet M. Howe 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.

**Thomas Bross**  
Roundhill Road  
Sketch Plan

The Planning Commission received a large-scale sketch plan from Mr. Bross for the Bross farm properties adjacent to Roundhill Road. Mr. Bross had numerous proposals to discuss with the Planning Commission as he is seeking input on how best to subdivide the property. One area of discussion concerned lot 7 and adding additional acreage to parcel 16G due to wetland issues. Mr. Mains recommended that the wetland delineation be verified prior to pursuing this course of action as the plan information is beyond the time limits of a normal jurisdictional wetland. It was also suggested Mr. Bross contact the state to determine if any waivers (e.g., General Permit No. 5) may be available for the sanitary sewer pipe he needs to install underground. Mr. Bross proposed several questions concerning lot 2 and lot 6 referencing how a subdivision and add-on can best be facilitated. The Planning Commission emphasized that 200' of continuous road frontage would be required and all Township Zoning requirements must be followed. In addition, any potential subdivisions must comply with the Reading Township Code of Ordinances. Mr. Bross asked several more questions concerning subdividing lot 1 with a portion potentially being sold to a neighbor and the remainder added to lot 6. Mr. Merkel recommended any subdivision of this magnitude should also be discussed with the Adams County Agricultural Conservation District. With the general questions

answered, Mr. Bross will continue his research prior to proposing an official Subdivision Plan to the Planning Commission.

**ZONING HEARING**

There was no agenda item this month

**MISCELLANEOUS**

There was no agenda item this month

**PUBLIC COMMENT**

There was no public comment at this time.

**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