

Reading Township Planning Commission
Regular meeting
April 2, 2018

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, Alicia Wooters and Dana Shuman with Chairman Biese presiding.

Others in attendance included P. Eric Mains, P.E. of Gannett Fleming, Inc.; Andrew Merkel, Senior Planner for Adams County Office of Planning & Development; Attorney Victor Neubaum, Solicitor; William Starner and Zachary Starner for the Shirley Starner Trust Sub-division; Ian Donnelly, Gary Bullock, Clarence Wooters, Jamie Donnelly, Harold Ruppert, Becky Ruppert, Chris Myers, Nancy Zumburum, Robert Miller and Eileen Donnelly.

The March 5, 2018 minutes were approved as written on a motion by Mr. Shank and seconded by Ms. Wooters; motion carried unanimously.

PUBLIC COMMENT

There was no public comment at this time.

SUBDIVISION & LAND DEVELOPMENT

Shirley Starner Trust #2018-01
3220 Hunterstown- Hampton Road
Final Subdivision Plan

The Planning Commission received a revised plat plan and a final comment review report from Mr. Mains along with a proposed deed from Attorney Myers for the Planning Commission to review with regards to Ordinance §27-404.F concerning any future subdivision. Attorney Neubaum reviewed the language on the proposed deed and requested a change to the wording. Chairman Biese asked for clarification on a driveway location on sheet #2 that appears to be missing from the plan.

There being no further discussion the Planning Commission established the following conditions as part of the recommendation for conditional approval:

1. Page two of the revised plan must be updated to show the exact location of Driveway "D" and label the driveway location properly.
2. Page two of the revised plan must be updated in the paragraph for the Sewage Facility Planning requirements. Line three is missing the number "1" after the word "Lot".
3. §22-306.A(27) & (28) The final plan must be signed prior to approval by the Township. All plans (2 paper and 2 Mylar) 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.

4. §22-306.B(10) A Sewage Facility Planning Module for the land development must be approved by the Pennsylvania Department of Environmental Protection.
5. §27-404.F A proposed deed must be submitted to the Township and contain a restriction to identify that all subdivision and development allotments have been used and that no further subdivision is permitted. The language is to comply with the wording provided by Attorney Neubaum.

On a motion by Mr. Shank and a second by Ms. Shuman, the Planning Commission has recommended conditional approval of the Subdivision Plan #2018-01 for the Shirley M. Starner Testamentary Trust – William L. Starner Trustee 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.

Chesterfield Phase 1 #2009-06

Carlisle Pike

Final Land Development Plan

The Planning Commission received various forms of communication that were submitted to the Township office concerning this plan since the March meeting. The most noteworthy item is that Mr. Dawood has indicated the Chesterfield Development will not be using an on-lot community water supply system managed by the Home Owners Association but will return to their original plan and use York Water Company as the water source. Mr. Wilt provided a brief overview of the communication the Township received which included:

- A letter from Dawood Engineers briefly outlining what is presently being constructed and what is planned for the future.
- An email correspondence from Mr. Bony Dawood stating "...we will provide public water as interpreted by your Solicitor to the community."
- Information concerning the inspection process for the Chesterfield Development that includes Mr. Hill performing inspections on the installation of the sewer lines; Adams County Conservation District (ACCD) inspecting the site for NPDES requirements and Advantage Engineers who will be working closely with Mr. Mains to perform site inspections.
- The most recent report from ACCD pertaining to earth disturbance and the reply from Chesterfield Development.
- The Blasting Activity Permit received from the Department of Environmental Protection.

Chairman Biese requested clarification as to whether the final plan can be recorded before the main water line is installed by York Water Company to the Chesterfield Development. Attorney Neubaum and Mr. Mains stated the recording could take place with approved bonding and an agreement with York Water Company and Chesterfield Development.

Chairman Biese stated that the Reading Township Municipal Authority (RTMA) has requested a Developers Agreement be compiled between RTMA and Chesterfield Development and filed at the Adams County Courthouse. The RTMA attorney will draft the language and coordinate the filing.

Several in attendance asked questions concerning blasting, exact blasting locations, inspection requirements and notifications. Mr. Mains explained blasting is regulated by PA Department of Environmental Protection and had Mr. Wilt make copies of the Blasting Activity Permit with the contact information to distribute to those concerned.

There being no further discussion the Planning Commission established the following conditions to be added to the existing conditions established for this plan:

1. An agreement be formally drafted between York Water Company and Chesterfield Development stating York Water Company will supply water to the development and Chesterfield Development will hook into the main supply line for the development. This document is to be signed by both parties and submitted to the Township Office to be reviewed by the Township Solicitor.
2. A Developers Agreement be drafted between the Reading Township Municipal Authority and Chesterfield Development. This language will be drafted by the RTMA attorney and the final document must be notarized and filed at the Adams County Courthouse.

On a motion by Mr. Shank and a second by Ms. Shuman, the Planning Commission has recommended the two additional conditions stated above proceed to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously.

ZONING HEARING

No agenda items this month.

MISCELLANEOUS

Ralph Balzanna 416 Peepytown Road Request for Variance

In accordance with Ordinance §18-205, Mr. Balzanna presented in writing his request for a variance. This request is based on written documentation that he had substantial repairs done to the septic system on 12/24/2015 & 12/28/2015 with written acknowledgement from Young's Sanitary Septic System that his system was cleaned, pumped, and repaired. Mr. Balzanna is requesting he be exempt from this pumping cycles even though he is outside the 18-month window of time. Mr. Main reviewed the documents and stated the homeowner is meeting the intent of the Ordinance which is to have the on-lot system pumped and maintained properly and has no objection to the request. Attorney Neubaum concurred with Mr. Mains assessment after reviewing all documentation.

After discussion by the Planning Commission and examining the documents provided, a motion was made by Mr. Shank and a second by Ms. Wooters, for the Request for Variance proceed to the Board of Supervisors for subsequent review and consideration for approval in accordance with §18-205; three voted to approve the request, Ms. Shuman opposed.

Voting Districts

Mr. Mains updated the Planning Commission on the progress since the last discussion. The County is continuing to investigate the issue and will make a final determination before the presidential election in 2020.

Recreation plan/Fee-in-lieu-of Ordinance

Mr. Merkel distributed and explained the Facility Inventory Sheet. This sheet is to be completed for each parcel that has some type of facility that is available to the public either free of charge or with a fee. A master form is available at the Township Office and once a complete listing is obtained, the forms will be submitted to the Adams County Office of Planning and Development for review.

PUBLIC COMMENT

Mr. Shank asked if anyone is familiar with the House Bill to reduce the size of the legislator in PA. Mr. Merkel provided some general input, but recommended speaking with a legislator for details.

Several public questions arose concerning the status of the Hampton Circle Project and the Route 94/234 improvement project. Mr. Mains stated most of these projects were delayed due to wetland issues and additional site evaluation that is being conducted.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:32 p.m. on a motion by Mr. Shank and a second by Ms. Shuman; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant