

**Reading Township Planning Commission**  
**Regular meeting**  
August 6, 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, William Bowen, 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; Bony Dawood & Jennifer Smith, Chesterfield; Brandon Blevins, Fred Humbert, James Wentz, Blake Lippy, Ladd Mummert, Tina Mummert, Matthew Becker, Ted Brillhart & Clarence Wooters.

The July 2, 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**

**Ladd Mummert – Sketch Plan**  
**1115 Group Mill Road**  
**Legal Interpretation – Deed/Subdivision**

Mr. Brillhart presented a deed for the above-mentioned property that describes Tract #1 and Tract #4 separately. Mr. Mummert would like to sell Tract #4 containing 49.494 acres and is requesting legal interpretation, based on the deed dated May 16, 2002, as to whether this type subdivision and subsequent sale requires a formal subdivision plan submission due to the current wording and separation of the individual tracts. Upon reviewing the submitted deed, Attorney Neubaum recommended to the Planning Commission not to allow the subdivision to proceed as the wording is based on survey markings only. His recommendation is to require a formal subdivision plan for consideration. It was also recommended that should Mr. Mummert proceed with a subdivision plan submission to examine §27-403 for the maximum allowable acreage to be subdivided from the parent tract based upon property area and lot allocation.

Mr. Brillhart also asked concerning right-of-way usage and maintenance of South Hickory Lane that proceeds through the farm. After a period of discussion and determining the length of time this lane has been in existence for the residents, Attorney Neubaum recommends that if a subdivision plan is submitted to clearly identify the lane and delineate a right-of-way so there is something permanently on file at the Township and the Adams County Recorder of Deeds Office.

**Blake Lippy – Sketch Plan  
Two Properties – Land Development  
5407 Carlisle Pike & 28 Stoney Point Road  
Parking Lot SWM concerns**

Mr. Lippy presented the Planning Commission with two properties located within Hampton (Village Zoning District) that are being impacted by the proposed Hampton Roundabout Project. Both of the properties are rental units with the current residents' parking along/near the intersection of Route 94 (Carlisle Pike) and Route 1007 (Stoney Point Road). With the progression of the PA Department of Transportation project, he will be required to construct off-street parking on the properties and is requesting some relief from the rigid fees and stringent review process presently in place since this construction is being forced upon him by the state as they change the traffic flow within Hampton. After a time of discussion and receiving input from Attorney Neubaum and Mr. Mains some potential options are to be considered at the August 20, 2018 Board of Supervisors Meeting. Attorney Neubaum stated that while the fees for 3<sup>rd</sup> party reviews could not be lowered, the Township may provide some leeway in the administrative cost incurred. Mr. Mains stated he is willing to work with the Township in order to assist those residents who will experience this hardship. It was recommended to have the Public Works Department determine the number of residents who currently pull head-on into a parking space and subsequently back into the alley to depart. Mr. Mains would also prefer for Mr. Lippy to draft some preliminary plans that may allow similar parking for the residents so he can determine how the entire project may fit within the scope of Storm Water Management reviews. In order to prepare for the Board of Supervisors meeting Chairman Biese will discuss with the Board some of these options. Mr. Lippy is to attend the meeting as all the information gathered will be discussed and the Board of Supervisors will provide a path to proceed.

**Brandon Blevins – Sketch Plan  
1131 & 1165 Lake Meade Road  
Subdivision & Lot Merger**

Mr. Blevins presented the Planning Commission with a sketch plan indicating his desire to subdivide 2.0 acres from what is presently designated lot #2 and merge it with the existing 2.06 acres designated as lot #8. This would reduce lot #2 to 1.066 acres and increase lot #8 to 4.06 acres. Mr. Merkel expressed concern that while lot #2 is listed as 1.066 acres in accordance with the requirement for the Land Conservation District, any proposed subdivision would need to verify the acreage is in accordance with the definition of Lot Area included in the Reading Township Code of Ordinances. Mr. Blevins was also reminded of the requirement for back-up perk tests to be performed on lot #2.

**Mary Mark Munday – #2018-03  
Plum Run Road  
Final Subdivision Plan**

The Planning Commission received the subdivision plan from Mary Mark Munday proposing to subdivide a new 2-acre residential lot (lot #3) from the existing parcel labeled lot #2 located

within the Agricultural Conservation Zoning District. Also received were preliminary and revised comment review reports from Gannett Fleming; review reports from Adams County Office of Planning and Development and Land & Sea Services. The Planning Commission also received the Department of Environmental Protection Sewage Planning Exemption Module completed by the Township Sewage Enforcement Officer. After reviewing all the reports and receiving input from Mr. Mains and Mr. Merkel and there being no further discussion 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 (2 paper and 2 Mylar) must have original signatures, seals and notarization and include a separate signature block for the Board of Supervisors on both pages to sign to facilitate recordation of the final plan with the Adams County Recorder of Deeds Office.
2. The applicant shall record in the Miscellaneous Docket in the Recorder of Deeds Office of Adams County a "Driveway Easement" document stipulating access rights, maintenance obligations, etc. for the existing driveway. Attorney Neubaum received and reviewed the document at the Planning Commission and finds the wording acceptable to proceed with signatures, notarization and filing.
3. §22-306.B(10) The Department of Environmental Protection Request for Planning Exemption must be completed, signed and submitted to the appropriate office. An approval letter must be received and filed at the Township Office before final recordation of the plan.
4. The final plan must be signed by the Tyrone Township Board of Supervisors acknowledging the small portion of the parent tract that resides in their municipality. The signatures must be obtained prior to approval by Reading Township. All plans (2 paper and 2 Mylar) must have original signatures to facilitate recording of the final plan with the Adams County Recorder of Deeds Office.
5. §27-405 requires the Adjust Tract Approach be included on sheet #1 of the plan.
6. The language for the Owner's Certification and Offer of Dedication (top right of sheet #1) must be revised in accordance with the language provided by Attorney Neubaum.

On a motion by Mr. Bowen and a second by Mr. Shank, the Planning Commission has recommended conditional approval of the Subdivision Plan #2018-03 for Mary Mark Munday 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 #2018-02**  
**East Berlin Rd/Carlisle Pike**  
**Preliminary Plan**

A revised subdivision plan was submitted by Chesterfield addressing some of the concerns mentioned at the July Planning Commission meeting. Mr. Mains provided the Planning Commission with an updated comment review report dated July 26, 2018 indicating some of the residual items still requiring completion. The Planning Commission also received

numerous documents from Chesterfield with regards to the Highway Occupancy Permit, Traffic Impact Study, copies of reports submitted to various local and state agencies and a Modification Request Waiver for consideration. Mr. Dawood provided the Planning Commission with an overview of this new preliminary plan and the reasoning behind the changes from the original Chesterfield proposal. As of today, the water system testing letters have been sent to neighboring residents and they are beginning to collect data as they await response letters from the residents providing permission to perform well water level testing. Chairman Biese questioned a time-line for document submission and acknowledgement letters. Mr. Dawood explained that until the Department of Environmental Protection (DEP) provides permission to proceed, he cannot provide an accurate time-line, but assumes it will be early 2019 until response letters begin to arrive. Chairman Biese reminded Mr. Dawood that the old septic system needs to be listed on the plan, a separate page addressing all the details of the Water Treatment facility and all items on Mr. Mains review letters need to be addressed.

Mr. Dawood presented the Planning Commission with three waivers to consider for Modification Requests to the Subdivision and Land Development Ordinance. They are as follows:

§22-503 to waive the requirement for curbs and gutters. Mr. Mains stated this may be advantageous for stormwater issues. Mr. Merkel expressed concern that detailed language be included in the Homeowners Association document detailing who maintains the swales in order to protect the Township. Attorney Neubaum reminded Mr. Dawood that not only must this language be included, but language concerning fire hydrant ownership and responsibility be included to his approval. On a motion by Mr. Bowen and a second by Mr. Shank, the Planning Commission has recommended this Modification Request Waiver proceed to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously.

§22-403.6.A to waive the Cul-de-sac length that is greater than 500 feet. Mr. Mains and Mr. Merkel are acceptable with this waiver, though consideration should be given to the overlap of the walking path and snow removal and include language in the Homeowners Association document addressing this concern. On a motion by Mr. Bowen and a second by Mr. Shank, the Planning Commission has recommended this Modification Request Waiver proceed to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously.

§22-504 to waive the requirement for sidewalks. After receiving input from Mr. Mains and Mr. Merkel and discussing various options for exact placement of a sidewalk farther away from Route 94 and on a motion by Mr. Bowen and a second by Mr. Shank, the Planning Commission has tabled this Modification Request Waiver until additional information can be researched and Chairman Biese can discuss with the Board of Supervisors to solicit their opinion; motion carried unanimously.

Mr. Shank requested that for safety of future residents a rough graded road be provided to the Route 234 entrance and be included on the revised plan. Mr. Dawood indicated this would not be an issue.

## **ZONING HEARING**

### **Nicole Shaffer - Notice of Decision**

**#2018-02Z**

### **Special Exception**

The Planning Commission received copies of the Notice Of Decision from the Zoning Hearing Board stating the request for a Special Exception to operate a beauty salon as a Home Occupation pursuant to Township Ordinance §27-1306 was approved.

## **MISCELLANEOUS**

James Wentz presented the Planning Commission with some photographs, the history of the property from 1992 to the present and concerns that water from the neighboring property is damaging the paved area on his property as well as the vegetation at the back of his property and is requesting the Township to intervene in this issue. After listening to the discussion and reviewing the photographs, Attorney Neubaum stated this is not a Township issue, but a civil dispute between neighbors and he should consider hiring an attorney familiar with municipal law. Mr. Wentz also expressed concern that water exiting the underground pipe near his property line is potentially entering the sand mound located on the neighbor's property; in addition to the water that is oozing from the sand mound. For this matter, Attorney Neubaum is recommending the Township contact Gil Picarelli at K.P.I. Technology, the Township SEO, to investigate the concern for sand mound water infiltration from an outside source and the potential for premature deterioration and abnormal leakage. Mr. Picarelli should also file the appropriate paperwork with the Department of Environmental Protection if there are any violations and provide the Township with updates on the status of this issue.

Concerning the Randy Black Zoning Hearing Board matter and the appeal process, Attorney Neubaum stated the Zoning Appeal has concluded and the entire document will be included in the September Planning Commission packet.

## **PUBLIC COMMENT**

There was no public comment at this time.

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 8:10 p.m. on a motion by Mr. Shank and a second by Ms. Shuman; motion carried unanimously.

Respectfully submitted,  
Garry R. Wilt  
Administrative Assistant