

Reading Township Planning Commission
Regular meeting
December 5, 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, William Bowen and Dana Shuman with Chairman Biese presiding.

Others in attendance included P. Eric Mains, P.E. of Gannett Fleming, Inc.; Attorney Victor Neubaum, Solicitor and Andrew Merkel, Senior Planner for Adams County Office of Planning & Development.

The November 7, 2018 minutes were approved as written on a motion by Mr. Shank and seconded by Mr. Bowen; motion carried unanimously.

PUBLIC COMMENT

Chairman Biese expressed his thanks to each of the members of the Planning Commission and to those support staff who diligently served in 2018.

SUBDIVISION & LAND DEVELOPMENT

There were no submissions for discussion at this time.

ZONING HEARING

No agenda item this month.

MISCELLANEOUS

The Planning Commission reviewed the calendar for 2019 to discuss and establish meeting dates and times. On a motion by Mr. Shank and second by Mr. Bowen, the Planning Commission unanimously approved meeting the first Monday of each month beginning at 6:30 p.m. with the following exceptions:

Monday January 7, 2019 will be moved to Wednesday January 9, 2019
Monday September 2, 2019 will be moved to Wednesday September 4, 2019
Monday November 4, 2019 will be moved to Wednesday November 6, 2019
Monday December 2, 2019 will be moved to Wednesday December 4, 2019

Recreation Plan
Fee-In-Lieu-Of Document

Mr. Merkel presented to the Planning Commission the first draft of the *Reading Township Comprehensive Outdoor Recreation Plan* developed in conjunction with the Adams County Office of Planning and Development and designed to guide the Township to establish a realistic

strategy for meeting the recreational needs of the residents. He explained how the statistical data provided in the plan gives guidance for suggested recreation fees and/or land dedication based upon the current plans of the Township. It is suggested the model Subdivision and Land Development Ordinance Amendment replace §27-513 and that §22-415 and §22-905 be revised to simply cross reference the ordinance amendment to allow the specification to be located in only one section of the Reading Township Code of Ordinances and to use a Resolution to develop the exact recreation fees and/or land dedication requirements. After receiving input from Attorney Neubaum and Mr. Mains and on a motion by Mr. Shank and a second by Ms. Shuman, the Planning Commission has recommended for adoption the draft of the Comprehensive Outdoor Recreation Plan proceed to the Board of Supervisors for subsequent review and consideration for approval after revisions are completed by Mr. Merkel; motion carried unanimously.

Zoning District Update

Chairman Biese mentioned that per a previous Planning Commission meeting they were to resume discussion of the Zoning Districts within the Township and the potential need to revise and/or expand some of the districts. This discussion will recommence in January. In order to prepare for this discussion, Chairman Biese provided some statistics on current residential housing projects that need to be taken into consideration for current and future needs.

- The Shemon Property/Porto Vecchio Development has proposed to construct 184 single family homes. No construction has started or final plans submitted.
- Chesterfield Development has proposed to construct 70 single family homes beginning 2019.
- Hampton Heights is proposing another 62 single family homes within their development. In 2018 Hampton Heights constructed 5 new homes with one home still unsold.
- During 2017 and 2018 the Township has received no requests for Commercial Construction outside the already approved Commercial/Industrial District.

Chairman Biese has asked the Planning Commission to consider any areas where growth may be expected by examining the current Township Zoning Map and the Eastern Adams County Joint Comprehensive Plan Maps. Mr. Merkel will also provide some county-wide statistics for the Planning Commission with regards to building and development by the next meeting.

Voting District Update

The Planning Commission received an update via email from Monica Dutko, Director of Adams County Elections and Voter Registration stating the Board of Elections will be making changes to the voting districts prior to the Presidential Election. Mr. Merkel mentioned that Ms. Dutko has resigned and in order to expedite this request it may be prudent to send a letter to the Adams County Commissioners expressing once again their concerns with the voting district division within Reading Township. On a motion by Mr. Shank and a second by Mr. Bowen, the Planning Commission has recommended the Board of Supervisors draft a letter for submission to the Adams County Commissioners. Motion carried unanimously.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:25 p.m. on a motion by Mr. Shank and a second by Ms. Shuman; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant