

Reading Township Planning Commission
Regular meeting
February 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 and William Bowen 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; Scott & Sarah Griffin; Dottie Yost, Michele Ludy, Barb Nickel, Robert Williams, David Walker and Bob Robinson all representing Lake Meade Property Owners Association/Building Committee.

The January 3, 2018 minutes were approved as written on a motion by Mr. Shank and seconded by Mr. Bowen; motion carried unanimously.

PUBLIC COMMENT

Mr. Shank briefly shared that when the Board of Supervisors received the Annual Planning Commission Report, they along with Attorney Neubaum, wished to express their gratitude to the Planning Commission and all those involved for their excellent work.

SUBDIVISION & LAND DEVELOPMENT

Scott & Sarah Griffin #2017-06

240 Nell Road

Final Subdivision Plan

The Planning Commission received the revised plat plan, Notice of Decision from the Zoning Hearing Board for application #2018-01Z, copies of the Merger Agreement and the DEP request for Planning Waiver & Non-Building Declaration. Chairman Biese requested clarification on the appeal procedure based on the final paragraph of the Zoning Hearing Board Notice of Decision and the 30-day appeal process for any person aggrieved by the decision. Attorney Neubaum stated two requirements must be met for an appeal. First, the person filing the appeal must be substantially aggrieved by the decision and secondly, the person must be in attendance at the Zoning Hearing Board hearing. Since neither of these conditions were met, the appeal procedure will not impact the decisions made by the Planning Commission on this subdivision. There being no farther discussion the Planning Commission established the following conditions as part of the recommendation for conditional approval:

1. Page one of the revised subdivision plan must be updated to show the Zoning Hearing Board information as #2018-01Z with a hearing date of January 31, 2018.
2. Page two of the revised plan must be reviewed by LaRue Survey Associates to verify acreage associated with parcel one and parcel two is correct.

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. §22-308.D The applicant shall record in the Miscellaneous Docket in the Recorder of Deeds Office of Adams County a “Lot-Merger Agreement” memorandum for each tract that parcels shall be considered as one single tract for the purposes of subdivision.
5. §22-410 The Department of Environmental Protection Request for Planning Waiver and Non-Building Declaration must be completed, signed and submitted to the appropriate office.

On a motion by Mr. Shank and a second by Mr. Bowen, the Planning Commission has recommended conditional approval of the Minor Subdivision Plan #2017-06 for Scott and Sarah Griffin 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.

ZONING HEARING

Scott & Sarah Griffin #2018-01Z

An application for a dimensional variance was presented to the Zoning Hearing Board and a publicly advertised meeting was conducted on Wednesday January 31, 2018. The Notice of Decision was received by the Planning Commission and became an integral part of the discussion for the Scott & Sarah Griffin Subdivision Plan #2017-06 mentioned above.

MISCELLANEOUS

LMPOA/Building Committee - SWM discussion points

Members of the Lake Meade Property Owners Association and the Lake Meade Building Committee attended the meeting to obtain a better understanding of how their permit process and the Storm Water Management approval process with the Township coincide to provide for a more seamless transition with the applicant. Mr. Mains led the discussion and gave a brief overview how the amount of impervious coverage goes into determining what level of review is required and how calculating for disconnection of impervious areas can impact the plan. After a period of general discussion and reviewing the flow of paperwork with Land & Sea Services, Mr. Mains provided the following options for them to consider:

1. Adjust LMPOA process to include a requirement for the conceptual location and type of stormwater to be shown on the project site plan. This should facilitate a discussion early in the process so the applicant and the developer understand the basic requirements.
2. Develop a FAQ document that will help the applicant to understand what is required of either them or their consultant.

3. Provide references to the Townships website which provides additional information on SWM, Best Management Practices, and how to utilize the Simplified Approach for Stormwater, in addition to other related resources and references.
4. Request the applicant provide LMPOA/Building Committee with copies of the As-Built Plan along with the Occupancy Permit for their records.

Mr. Mains has agreed to review any documents that LMPOA/Building Committee may prepare to determine the accuracy of the information and to provide any additional input that would expedite the process for all parties involved.

On-Lot Septic Ordinance

With the implementation of the On-Lot Septic Ordinance and the mailing of notification letters about to be sent to residents, the Planning Commission discussed procedural issues with regards to §18-205 Granting of Variances. Based on input received from the Sewage Enforcement Officer the consideration of a variance is limited to very minor issues as pumping/inspection is required by the Department of Environmental Protection as part of the ACT 537 Plan and the Township Ordinance.

PUBLIC COMMENT

Chairman Biese updated the Planning Commission on an issue with regards to the conditionally approved Land Development Plan for Chesterfield. It has been brought to the attention of the Township that Chesterfield desires to implement a Privately Owned (central) Water System for the proposed development. Due to the magnitude of this change from the original plan, the Township has requested to meet with the Mr. Dawood at the March 5, 2018 meeting to discuss additional details.

Mr. Shank provided a brief update on the status of the Hampton Fire Company merger and the impact on the Recreation/Fee-In-Lieu-Of discussion from previous meetings. Mr. Merkel stated, based on the outcome of the decisions, there is the potential for County funding for the recreation plan to proceed.

Mr. Merkel provided an update to the Planning Commission on the status of the Rt. 94/234 intersection improvement project and the Hampton Circle improvement project. Both projects are experiencing some slight delays in the permit process but are continuing to proceed.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:50 p.m. on a motion by Ms. Wooters and a second by Mr. Shank; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant