

Reading Township Planning Commission
Regular meeting
July 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; Stephen Cordaro, P.E. of Dawood Engineering; Ron Garis of Beyond All Boundaries; Clark Craumer of Clark P. Craumer, LLC; Randall Inskip, Clarence Wooters, Jim & Sally Becker.

The June 4, 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

Randall Inskip – Sketch Plan
East Berlin Road
Subdivision

Mr. Garis presented a sketch plan to the Planning Commission for a proposed subdivision for Randall Inskip of a parcel that has 16.89 acres in Reading Township and 8.19 acres in Tyrone Township. The concern was who has primary jurisdiction on any decisions concerning the subdivision. After reviewing the plan, Attorney Neubaum stated because the road frontage and tax base is within Tyrone Township, the subdivision plan would begin with them and Reading Township would simply perform a “courtesy sign-off” on the plan. Based on the location of the perks & probes on the plan, the Reading Township Sewage Enforcement Officer would control the sewage permit process and the Department of Environmental Protection Sewage Facility Planning Module review/approval process. In addition, any building permits would be issued by Land & Sea Services if construction is going to take place on the Reading Township portion of the proposed subdivision.

Chesterfield #2018-02
East Berlin Rd/Carlisle Pike
Preliminary Plan

The Planning Commission received an application from Chesterfield for a preliminary plan that would include 60 single family homes with a community water supply system, in addition to comment review reports from Gannett Fleming, Adams County Office of Planning and Development and Land & Sea Services. Mr. Cordaro provided the Planning Commission with a brief overview of the on-lot community water source proposed for Chesterfield. Presently, 13

well testing letters were sent to adjoining residents and about half have been received back by his office. They are still awaiting a response from the Department of Environmental Protection on the testing procedure proposed, at which time the wells scheduled to be tested will have an established base-line prior to the procedure commencing. Chairman Biese requested as part of the water quality testing, there is testing for uranium and radon.

An entire packet of information for the Chesterfield Good Hope Ventures Water Company was presented to the Planning Commission at the meeting. Due to the longevity of the documents and the technical issues being addressed, Mr. Mains suggests the Planning Commission review the documents over the next few days and email any questions or concerns to the Township Office. Those issues will be compiled into one document and submitted to Mr. Mains who will address those at the August Planning Commission meeting.

After a time of general discussion and with the understanding that all issues must be completed on the review letters; Chairman Biese, Mr. Mains and Mr. Merkel provided Mr. Cordaro with a brief review of some of the major areas of concern. Those emphasized were:

- The plan must indicate the location of the old septic system and proposed fire hydrants.
- A time-line with approximate dates be provided to the Planning Commission indicating all upcoming activities taking place on the parcel, permit process, and submission of reports to various agencies to keep the Planning Commission informed. This time-line shall also include well testing, DEP report submissions, approval letters, etc.
- A separate sheet be included listing all the details of the proposed water system structures, security, landscaping, access, etc.
- A sufficiency letter from the Department of Environmental Protection indicating the proposed changes will not impact the Sewage Facility Planning Module previously approved.
- A simple Traffic Impact Study be conducted, and the Township provided with those details in addition to a valid Highway Occupancy Permit.
- A review letter that the Reading Township Municipal Authority (RTMA) has examined the new preliminary plan and the reduction from 70 homes to 60 homes is acknowledged. In addition, RTMA to review the infrastructure of the proposed water system to ensure it conforms to Township standards.
- Review and approval of the changes to the NPDES permit by the Adams County Conservation District.
- Wetland delineation clarification concerning the permits from 2008 and 2013.
- Curbing must either be included on the plan or a modification request waiver must be submitted to the Planning Commission for consideration.
- The Planning Commission will need to discuss the feasibility of sidewalk construction along Route 94 due to the expansion of the Rutter's store and the construction of a Dollar General store impacting residents who may be walking to these and other businesses.
- Issues with Stormwater Management and easements must be addressed in a revised Home Owners Association Agreement to be reviewed and approved by Attorney Neubaum.
- The Comprehensive Plan Consistency report drafted by the Adams County Office of Planning and Development and comments on the review letter from Mr. Merkel should be considered and discussed by the Planning Commission.

- Attorney Neubaum stated that prior to this preliminary plan being recorded, any open plans will need to be rescinded and will assist the Planning Commission with those documents prior to the finalization of the preliminary plan.
- The Township received the signed Waiver of Time Limitations for Subdivision and Land Development Plans at the meeting.

Mr. Mains suggested Chesterfield remedy the numerous technical items on the current plan and a revised plan be submitted for review. After the revised plan is reviewed by Mr. Mains the Planning Commission will be able to discuss the remaining major issues.

On a motion by Mr. Shank and second by Ms. Shuman, the Planning Commission has tabled Subdivision & Land Development Plan #2018-02 pending Chesterfield revising the plan based on the comment review reports submitted by the various agencies. Motion carried unanimously.

**Mary Mark Munday – Sketch Plan
Plum Run Road
Subdivision**

Mr. Craumer attended the meeting and asked if the Planning Commission could do a quick review of a sketch plan for a proposed subdivision he had with him for Mary Mark Munday. The proposal is for a 2-acre lot using a shared driveway be subdivided from the main parcel. After briefly reviewing the plan and getting input from Mr. Mains, the Planning Commission mentioned a few areas of concern:

- Using a “shared driveway” will require a legal document detailing all the requirements and be reviewed and approved by Attorney Neubaum as part of the review process.
- A sight triangle indicating sight distances according to the Reading Township driveway requirements must be listed on the plan. This is to ensure that a driveway could be constructed in the future if required.
- The chart indicating the development allotments used and remaining must be included on the plan as per the Township Ordinance Zoning section.
- All requirements listed in the Subdivision and Land Development portion of the Township Ordinance must be followed.
- It appears a small portion may be located within Tyrone Township. If so, a box for their signature must be included and signed-off by Tyrone Township prior to the plan being recorded.
- Standard process for submission must be followed and an appointment should be scheduled with the Township office.

ZONING HEARING

**Nicole Shaffer
#2018-02Z
Special Exception**

The Planning Commission received a copy of the application to the Zoning Hearing Board from Ms. Shaffer requesting a Special Exception for a home occupation in her home for a salon with no additional employees. The Planning Commission has no objections to the proposal.

After a time of discussion and on a motion by Ms. Shuman and a second by Ms. Wooters, the Planning Commission recommends the Zoning Hearing Board consider this request. Motion carried unanimously.

Dollar General

#2018-03Z

Dimensional Variance

The Planning Commission received a copy of the application to the Zoning Hearing Board from RPM Signs requesting a Dimensional Variance to install a two-sided lighted sign for Dollar General along Route 94. It was noted that the proposed sign exceeds the maximum height limit established within the Commercial/Industrial Zoning District. After a time of discussion, it was decided the Planning Commission was not in favor of this type sign. On a motion by Mr. Shank and a second by Ms. Shuman, the Planning Commission recommends the Zoning Hearing Board consider a smaller, free-standing sign similar to the sign at the Dollar General in East Berlin, PA. Motion carried unanimously.

MISCELLANEOUS

Mr. Merkel mentioned that as the Hampton circle project is proceeding with the state, there is an issue of clarification he would like to bring before the Planning Commission. Some residents are stating there has never been any accidents at this intersection, when in fact, this intersection does have a history of accidents and safety concerns.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:45 p.m. on a motion by Mr. Shank and a second by Ms. Shuman; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant