

Reading Township Planning Commission
Regular meeting

June 4, 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; Larry Eby, Clarence Wooters and Bob Miller.

The May 7, 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

Larry Eby

240 Nell Road

2nd Driveway Request

Mr. Eby presented an aerial view of the property where a proposed 2nd driveway would be located to access a pole building to be constructed. The proposed 2nd driveway would be approximately 110 feet west of the existing driveway and there would be no sight distance issues. His request is based upon Township Ordinance §21-217.F: *“The number of access drives on a street frontage may not exceed one per lot unless circumstances prove that a second access is justified. Additional access points must be approved by the Township.”* Mr. Eby explained that the proposed pole building cannot be constructed on the east side of the house due to the natural slope of the terrain. The property on the east side of the house has a natural slope that allows for water to enter onto his property from an underground pipe at Nell Road and flow into the woods behind the property. He is also unable to access any additional structures on the east side by expanding the driveway due to the on-lot septic system and underground pipes. The ideal location for the proposed pole building is on the west side of the property. With this location, he still would be unable to access the pole building by branching off the existing driveway due to underground water lines from the well and underground utility lines. His request is for the Township to consider the circumstances and permit him to construct a 2nd driveway in accordance with Ordinance §21-201 - §21-218 and all permit and inspection requirements. After receiving input from Attorney Neubaum and reviewing all the facts and the aerial photographs showing the proposed location; the Planning Commission, on a motion by Mr. Shank and a second by Ms. Wooters, has recommended the request to approve a second driveway as per Township Ordinance proceed to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously.

Mr. Eby also asked for input from Mr. Mains with regards to some options for Storm Water Management. Mr. Mains told him to consider evaluating whether the impervious surface areas may qualify to be treated as disconnected impervious area by meeting with Wilbur at Land & Sea Services to examine the slope, soil type, and flow path. Another option would be to consider constructing a low retention berm to allow the Storm Water to dissipate.

ZONING HEARING

Chairman Biese asked Attorney Neubaum if there were any updates on the Randy Black Zoning Hearing. Attorney Neubaum stated the briefs continue to arrive and he will keep the Planning Commission updated on the status.

MISCELLANEOUS

Recreation plan/Fee-in-lieu-of Ordinance

Mr. Merkel distributed and explained the Facility Inventory Sheet at the April Planning Commission meeting. After viewing several properties, the Planning Commission has determined only one property meets the criteria and that would be the property known as Hampton Fire House located at 5371 Carlisle Pike which presently has two ball fields. At concern presently is the uncertainty of the property due to the recent merger decision and announcement by the Board of Supervisors. Mr. Merkel received the information and will coordinate with Kelly in his office to proceed to the next step in the process as the Township continues to await clarity on the final outcome of the property and ball fields.

PUBLIC COMMENT

Chesterfield Development

Several residents attended the meeting and expressed concern over the letters being mailed to surrounding property owners for a “well survey”. It appears that on most, if not all the letters, Dawood Engineering used an incorrect town and zip code. After discussing the concerns, the Planning Commission has requested Mr. Wilt send a letter to Dawood Engineering requiring the following:

1. Resend the letters using the correct names and addresses so every property owner receives the letter in the mail.
2. The Plat Plan submitted to the Township has old/obsolete property owners listed for some of the adjacent properties. Update those names to the current property owners and verify letters are sent to them. In addition, make the corrections on page 1 of the preliminary plan and all corresponding pages and provide the Township with (7) corrected copies immediately for distribution purposes.
3. The Township is requiring that anytime correspondence is sent to residents, the Township receive a copy of the correspondence for record keeping purposes and to ensure the Township is aware of what is being sent.

Hampton Heights Recreation Area – Lot #112

Prior to the Planning Commission meeting several members examined the status of this property due to the concerns raised by the Planning Commission during the final review of Hampton Heights Phase 3. The members found the “field area” to be in good condition with the trash being removed, the area seeded, and grass growing. The “wooded area” was still very thick with brush and vines and unable to be inspected at this time. Mr. Mains stated that during his previous inspection he found the area suitable as a “field area” and with the completion of additional homes in the development and continual mowing, the area will begin to have the characteristics of a recreation area.

Agenda Information Section

The Planning Commission had general discussion on the wetland issue at the Gerrick property and the response letter from the Adams County Conservation District. There was additional discussion on the PA Department of Transportation Traffic Study response letter in conjunction with Mr. Merkel’s input on crash reports filed with the state police since 2000.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:15 p.m. on a motion by Mr. Shank and a second by Ms. Shuman; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant