

Reading Township Planning Commission
Regular meeting

March 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, Dana Shuman and William Bowen with Chairman Biese presiding.

Others in attendance included Michael J. Mehaffey, PE of Gannett Fleming, Inc.; Andrew Merkel, Senior Planner for Adams County Office of Planning & Development; Attorney Victor Neubaum, Solicitor; Jebb Crane; William Starner, Brian Starner & Zachary Starner for the Shirley Starner Trust Sub-division; Bony Dawood, Kurt Williams & Steve Cordaro for Chesterfield; and local residents Jamie Domelly, Clarence Wooters, Bob Miller, Randy Hoover, Ken Hartman, Greg Ensor, Randy Wolf, Nancy Zumbrum, Christine Myers, Gary Bullock, Rodney Heagey, Emmert Hartzell, Patty Hartzell, Vivian Cookerly, Eileen Donnelly and Bridget Donnelly.

The February 5, 2018 minutes were approved as written on a motion by Mr. Shank and seconded by Mr. Bowen; motion carried unanimously.

PUBLIC COMMENT

Several residents expressed concern and asked questions regarding the proposed change in water supply for the planned Chesterfield Development. Their concerns were on topics like who is monitoring what is going on; what about fire hydrants and public safety; what about surrounding homes and the potential for private wells to experience water supply issues; in addition to other general concerns. Chairman Biese and Mr. Mehaffey stated that many of these questions would be addressed later in the agenda when Mr. Dawood provides the Planning Commission with a presentation.

SUBDIVISION & LAND DEVELOPMENT

Jebb Crane

1102 Stoney Point Road
Sketch Plan – Driveway Concern

Mr. Crane presented the Planning Commission with an aerial view of the property from 1996 and from 2016. In the 1996 aerial view, the picture received from the Adams County Mapping Office, indicates the parcel had two stone driveways. His desire is to take the original driveway that has grown over with grass since then and convert it back to a driveway again. He is making this request based on Township Ordinance §21-217.F which states: *“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.”* His request for consideration to the Township is based on the fact the parcel did have two driveways at a previous point in time and the second driveway is required to access a storage building he desires to build in the future. Due to the parcel having substantial road frontage,

but limited depth it is not feasible nor practical to be able to access the proposed storage building from the existing driveway.

After receiving input from Attorney Neubaum and reviewing all the facts and the aerial photographs showing the parcel did have two stone driveways at one time; the Planning Commission, on a motion by Mr. Shank and a second by Ms. Shuman has recommended the request to approve a second driveway as per Township Ordinance §21-217.F proceed to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously.

The second issue for consideration is whether the driveway is to be stone construction as it was in 1996 or meet the current driveway requirements established by Reading Township Ordinance Chapter 21, Part 2. After receiving input from Attorney Neubaum the Planning Commission, on a motion by Mr. Shank and a second by Ms. Shuman has recommended the driveway be constructed in accordance with current Township Ordinance regulations and requests the Board of Supervisors review and consider for approval; motion carried unanimously.

Shirley Starner Trust #2018-01

3220 Hunterstown- Hampton Road

Final Subdivision Plan

The Planning Commission received the application, plat plan, aerial view of the property, comment review reports and other supporting documents for consideration of subdividing the above-mentioned parcel into three separate parcels with one parcel containing the existing residence and a new parcel proposed for a residential dwelling with the residual land remaining as agricultural. Mr. Starner gave a brief overview of the plan and addressed the concern as to why the residential lot was shifted from the sketch plan of last year to the new location. Mr. Starner stated there were site distance concerns and felt more confident the new location would eliminate those concerns. Mr. Merkel discussed the comments from the Adams County review report and Mr. Mehaffey discussed the Township Engineers report prepared by Gannett Fleming.

On a motion by Mr. Bowen and a second by Ms. Shuman, the Planning Commission has recommended the plan be tabled until the numerous issues mentioned in the comment review reports are resolved and a revised plan is presented for review and consideration; motion carried unanimously.

The Planning Commission also received for consideration and approval the DEP Sewage Facility Planning Module for the residential lot that has been signed by the applicant and approved by the Township SEO.

On a motion by Mr. Shank and a second by Ms. Shuman, the Planning Commission has recommended Chairman Biese sign on behalf of the Planning Commission and has recommended the DEP Sewage Facility Planning Module proceed to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously.

Chesterfield Phase 1 #2009-06

Carlisle Pike

Final Land Development Plan – Community Water Supply

The purpose of this meeting with the Planning Commission and Chesterfield was to obtain information and facts surrounding the significant change to the conditionally approved Land Development Plan #2009-06 which includes the water source as York Water Company as mentioned specifically in point #14 on the general notes page of the plan. Before opening the floor for the presentation and general comments from the residents in attendance, Chairman Biese requested procedural clarification on making significant changes. Mr. Merkel, Mr. Mehaffey and Attorney Neubaum all stated that with the significant changes being proposed a new application and supporting documents be presented to the Planning Commission as a preliminary plan. Mr. Neubaum did clarify that Mr. Dawood may submit for consideration a Modification Request Waiver to advance the plan as a final plan instead of a preliminary plan, but unless a waiver is granted Mr. Dawood must follow Township Ordinance procedure and a two-step process of preliminary plan then final plan is required.

Chairman Biese also requested a timeline be presented to the Township clearly indicating what activities are presently being done and what is the scope of activity planned for the future so all entities are familiar with the work taking place on the property. Mr. Dawood stated he will have something drafted and submitted to the Township within two weeks.

Mr. Dawood and Mr. Cordaro presented those in attendance with a historical overview of how the plan has progressed over the years and the choice to install a private community water system instead of using York Water Company. Mr. Cordaro updated the Planning Commission with some preliminary data on the two wells that were drilled recently. The wells were drilled to a depth of 600' to drill past the Diabase and into the Gettysburg Formation which should protect local residents by drawing from a different aquifer than most residential wells. Well one is producing 76 gallons per minute and well two is producing 45 gallons per minute which is more than sufficient to supply the water needs for the proposed 70 single family homes. Water quality is currently being tested by the Department of Environmental Protection (DEP) and they are still awaiting results. Both wells have been cased, grouted and capped at the present time.

Numerous residents in attendance raised questions and concerns pertaining to the some of the following issues: how are residents wells in close proximity to the main supply wells tested and monitored, when will the testing for water supply issues be completed, what impact might there be with testing now verses testing during the dry season, what if residents wells are impacted or go dry, what precautions are in place if a residents home well is impacted and another well is needed to be installed, is the cost savings that substantial by switching from York Water Company to a private community water system, what safe-guards are in place for fire hydrants and fire protection for those living in Chesterfield, what type of testing will be provided for

those living in Chesterfield to provide safe drinking water, when will testing be completed and reports from DEP be available to review?

Mr. Dawood and Mr. Cordaro provided the following summary responses:

1. All testing will be in strict compliance with DEP regulations and requirements.
2. The testing and location of residential wells being tested for water level issues will be determined by the requirements established by DEP and the use of a third-party geologist.
3. Monitoring the water level in residential wells will be for a continuous 72-hour period of time.
4. Should York Water Company run a main water line near the Chesterfield development in the future, their plan includes a hook-up to allow easy conversion to York Water Company.
5. A detailed Home Owners Agreement and Deed Restrictions will be in place to allow for the transition to York Water Company.
6. The water treatment facility and all infrastructure related to the wells, treatment facility, storage tanks, etc. will be owned by the Chesterfield Home Owners Association and all monitoring will be done by an independent source with off-site remote monitoring capability to assure ample storage of water in addition to the quality of the water.
7. Mr. Dawood is willing to work with Attorney Neubaum to prepare a document that would guarantee available money to local residents who have wells impacted negatively. However, Attorney Neubaum stated that while funds would be available, this does not guarantee instant access if an emergency would arise and a residential well needs to be drilled immediately.
8. Any remaining hand-dug wells on the Chesterfield property will be closed in accordance with regulations.
9. All safety and security issues will be in full compliance with DEP regulations
10. Mr. Dawood acknowledges there are still many issues that need to be resolved before all questions can be answered but wanted to give everyone the opportunity to ask questions.

With no additional questions Attorney Neubaum once again reiterated the fact that due to the significant changes, this plan must proceed as a new application for a preliminary plan in accordance with Reading Township Code of Ordinances. Mr. Wilt emphasized to Mr. Dawood that the Township Ordinance has specific time frames for submission of an application in order to proceed.

On a motion by Mr. Bowen and a second by Mr. Shank, the Planning Commission has recommended the discussion be tabled until a revised application, plan and all required supporting documents are presented for review and consideration; motion carried unanimously.

ZONING HEARING

No agenda items this month.

MISCELLANEOUS

Attorney Neubaum presented Ordinance #2018-04 to amend §18-208(F) of the Township Ordinance Governing On-Lot and Community Systems to add an additional sentence and have the On-Lot Sewage Pumping District Map be included as Exhibit A of this Ordinance. On a motion by Mr. Shank and a second by Ms. Shuman, the Planning Commission has recommended Ordinance #2018-04 proceed to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:41 p.m. on a motion by Ms. Shuman and a second by Mr. Shank; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant