

Reading Township Planning Commission
Regular meeting
November 7, 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.; Attorney Victor Neubaum, Solicitor; Bony Dawood & Jennifer Smith, Chesterfield; Kevin Holtzinger; Clarence Wooters and Larry Stoner.

The October 1, 2018 minutes were approved as written on a motion by Mr. Shank and seconded by Ms. Shuman; motion carried unanimously.

PUBLIC COMMENT

Attorney Neubaum shared articles from an original newspaper dated November 11, 1918 announcing the end of the war.

SUBDIVISION & LAND DEVELOPMENT

Larry Stoner – Sketch Plan
541 Germany Road

The Planning Commission received a sketch plan along with a copy of the permit application from Mr. Stoner to build a free stall barn to increase the animal housing area, with no increase in livestock. A determination is requested by Land & Sea Services to decide if the building permit process is sufficient or if this plan requires a Land Development Plan in accordance with the SALD Ordinance. After reviewing all the documents and receiving input from Mr. Mains and Attorney Neubaum and there being no further discussion the Planning Commission on a motion by Mr. Shank and a second by Ms. Shuman has authorized Land & Sea Services to proceed with the building permit process with no need for a full Land Development plan.

Chesterfield #2009-06
Carlisle Pike
Final Subdivision/Land Development

The Planning Commission received a copy of the letter from Dawood Engineering dated October 5, 2018 indicating they are formally withdrawing their preliminary SALD Application #2018-02 and will be proceeding with the final SALD Plan #2009-06 which was conditionally approved by the Board of Supervisors on July 17, 2017 and April 15, 2018. Mr. Dawood gave a brief verbal presentation of the reasoning behind resorting back to SALD #2009-06 with the primary reason is the development will be utilizing York Water Company and not constructing a community water source. Mr. Mains stated that since there are no substantive changes to the

plan the conditions established previously by the Board of Supervisors are still valid but emphasized the need to keep the Township updated on infrastructure being constructed prior to the plan being recorded at the Adams County Courthouse. Chairman Biese echoed the same sentiment and asks that a timeline be provided to the Township. In response to the various questions, Mr. Dawood provided the following responses:

- There will be sidewalks and a walking trail within the development, but not along State Route 94.
- A revised financial surety estimate will be provided to Mr. Mains to review due to some infrastructure being completed prior to recording the plan at the Adams County Courthouse.
- The test wells will be capped/grouted and will be listed as such on the plan. No wells will be located on any parcels for home construction.
- All general notes will include wording indicating York Water Company will be the source of water supply for Chesterfield.
- With construction of the water lines, York Water Company will have minimal impact on Township Alleys and alleys will be repaired with full geo-textile construction.
- The development will not include curbs, but he is open to considering how snow removal will be handled within Chesterfield and in conjunction with the Home Owners Association.
- Chesterfield will include single family homes with an average price of \$250,000.00

ZONING HEARING

No agenda item this month.

MISCELLANEOUS

No agenda item this month.

PUBLIC COMMENT

Mr. Holtzinger requested information on the procedure to allow a parcel located within the Land Conservation District be zoned permissible to construct single family homes and townhouses. The request specifically is for a parcel located north of State Route 234 near the entrance to Hampton Heights. After examining the location of the parcel and the close proximity to Hampton Heights and the R-1 district, the following responses were provided by Mr. Mains and Attorney Neubaum.

- The process begins by examining the area and petitioning the Board of Supervisors to rezone the parcel in question. It is recommended that Mr. Holtzinger hire a municipal planner or municipal attorney to formulate a reason to justify such a request and have that presented to the Board of Supervisors. Any request of this type would require an Ordinance update as well as a revised Zoning District Map all in accordance with proper procedure.

- Based on the existing Zoning District Map and the fact that Hampton Heights is currently split between two zoning districts, it would appear this type of proposal may have some merit for consideration by expanding the R-1 district.
- The R-1 district is the most likely scenario as “spot zoning” is not permissible within the Township.
- The issue of sight distance with the increase of traffic at the intersection of Stoney Point Road and State Route 234 must also be considered in any type of proposal that would be presented to the Board of Supervisors. Consideration should also be given for access to public water and public sewer.

Attorney Neubaum stated that the Randy Black decision by the Zoning Hearing Board has once again been appealed and at this time Mr. Black is no longer going to defend the decision.

Chairman Biese requested the Township office contact Mr. Merkel at the Adams County Office of Planning and Development to provide the Planning Commission with a status update on the recreation plan and also an update on voting redistricting due to issues during the mid-term election on November 6, 2018.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:32 p.m. on a motion by Mr. Shank and a second by Chairman Biese; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant