

**Reading Township Planning Commission**  
**Regular meeting**  
September 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, William Bowen and Alicia Wooters 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; Ron Brown, GHI Services and Larry Miller.

The August 6, 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**

**Thomas & Tiffany Bross #2018-04**

397 Round Hill Road  
Final Subdivision Plan

The Planning Commission received the application, site plan, supporting documents and comment review reports for a proposal to subdivide the land at 397 Round Hill Road. The proposal is to create a new agricultural lot (Lot 8) from a 154.323-acre parent tract (Parcel 14), currently comprised of one tract owned by Thomas M. IV & Tiffany E. Bross. It is proposed that a new 31.030-acre agricultural lot (Lot 8) will be created from the existing Parcel (Lot 1) with another lot being added to Parcel 14C as a consolidation with vehicular access remaining unchanged. All lots are within the Agricultural Conservation (AC) Zoning District. Mr. Brown presented an overview of the proposal. After reviewing all the reports and receiving input from Mr. Mains and Mr. Merkel and there being no further discussion the Planning Commission established the following conditions as part of the recommendation for conditional approval:

1. §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 to facilitate recordation of the final plan with the Adams County Recorder of Deeds Office.
2. §22-306.B(10) The Department of Environmental Protection (DEP) Request for a Non-Building (Form "B") waiver must be completed, signed and submitted to the Township office for processing.
3. §22-304.A(18) & §22-306.A(19) requires the proposed parcel be provided with at least one concrete monument on the plan.

4. §22-304.A(32) & §22-306.A(30) requires a note on the plan indicating that Reading Township, its agents and/or employees assume no liability with regards to the wetland analysis and delineations.
5. Lot Merger Agreements are required for the parcels. Notarized Agreements must be received by the Township and subsequently recorded in the Adams County Courthouse Miscellaneous Documents. Attorney Neubaum reviewed and approved the language of both Merger Agreements with it noted that he did not check deed calls, property references, etc.; however, it was noted that the Board of Supervisors signature must be notarized.

On a motion by Mr. Shank and a second by Ms. Wooters, the Planning Commission has recommended conditional approval of the Subdivision Plan #2018-04 for Thomas and Tiffany Bross 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.

### **Randall Inskip**

East Berlin Road – Reading Township Portion  
Sewage Facility Planning Exemption Module

The Planning Commission received copies of the DEP Sewage Facility Planning Exemption Module for the parcel belonging to Randall Inskip along the East Berlin Road located in Tyrone Township, with the parcel owner requesting Sewage Exemption for the portion of the parcel that is located within Reading Township. On a motion by Mr. Bowen and a second by Mr. Shank, the Planning Commission has recommended the Sewage Facility Planning Module proceed to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously.

## **ZONING HEARING**

### **RPM Signs – Dollar General – Notice of Decision**

**#2018-03Z**

#### **Variance**

The Planning Commission received copies of the Notice Of Decision from the Zoning Hearing Board stating the request for a variance to install a 5' X 10' free-standing pylon sign 20' in height along Route 94 was denied.

### **Randy R. Black - Notice of Appeal Decision**

**#2017-02Z**

#### **Special Exception**

The Planning Commission received copies of the Notice Of Decision from the Zoning Hearing Board Attorney with the final results of the appeal process by the Adams County Court of Common Pleas. The final decision is that the Appellant's appeal is denied.

**MISCELLANEOUS**

**Ordinance #2018-05 Vacating Pentz Road**

Attorney Neubaum presented the Planning Commission with copies of Ordinance #2018-05 to vacate Pentz Road. Ordinance will proceed to the Board of Supervisors.

**Recreation plan/Fee-in-lieu-of Ordinance**

Mr. Merkel informed the Planning Commission that the staff is compiling the demographic and population analysis in addition to finalizing the model language and required wording to update the various sections in the Township Code of Ordinances book.

**Chesterfield Development**

Chairman Biese updated the Planning Commission on a timeline that was provided to him by the developer indicating the various stages for the development and approval of a public water system. He also mentioned that the Board of Supervisors will require curbing within the development and that the developer is still reviewing potential options to address the sidewalk concern along Carlisle Pike (SR0094).

**Bridge Projects**

Mr. Merkel informed the Planning Commission that York County has several potential bridge replacement projects located within close proximity of Reading Township that may result in an increase of traffic.

**PUBLIC COMMENT**

There was no public comment at this time.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 7:25 p.m. on a motion by Mr. Shank and a second by Mr. Bowen; motion carried unanimously.

Respectfully submitted,  
Garry R. Wilt  
Administrative Assistant