

Reading Township Planning Commission
Regular meeting

August 5, 2019

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 Dana Shuman, Alicia Wooters and Gerald Shank 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; Emmert Hartzell, Patty Hartzell, Rob Sebright, Charles Sebright, Rodney Sebright, Kevin Holtzinger, Marcia Weaver and Gary Sauble.

The July 1, 2019 minutes were approved as written on a motion by Mr. Shank and a second by Ms. Wooters motion carried unanimously.

PUBLIC COMMENT

There was no public comment at this time.

SUBDIVISION & LAND DEVELOPMENT

There were no Subdivision or Land Development requests at this time.

ZONING HEARING

There were no Zoning Hearing Board requests at this time.

MISCELLANEOUS

Zoning Districts

After several months of meetings and in accordance with the provisions set forth in the Reading Township Code of Ordinances, Chapter 27, Section 1 the Planning Commission received two draft maps (attached) from Mr. Merkel based on input he received during the meetings. The first draft map is dated July 15, 2019 and the other is dated August 5, 2019 and is referenced as Version 2. Mr. Merkel presented the Planning Commission with a detailed explanation of the maps, the proposed zoning changes and the differences between the two maps. Mr. Merkel also addressed the reason for the change in color coding and index key on the upper left corner in order to bring Reading Township closer to other Townships in color coding and district labeling within Adams County. He mentioned that this change will also require 65+ changes in the text of the Reading Township Code of Ordinance Book. After a time of discussion and receiving input from those in attendance the Planning Commission, on a motion by Mr. Shank and a second by Ms. Shuman, has recommended the change in District Zoning proceed to the Board of Supervisors for subsequent review and consideration for approval with the following issues being considered:

1. The map labeled Version 2 be the map the Board of Supervisors review for discussion and consideration.
2. The text within the Reading Township Code of Ordinance Book and the color coded index listed on map Version 2 be changed in accordance with Mr. Merkel's recommendation. Mr. Merkel will provide sample text for review.
3. Clarification of Hampton Heights subdivision be included to eliminate confusion with pre-approved plans and future plan submissions.

With no additional discussion the motion carried unanimously. Chairman Biese has requested original full scale copies of the maps be attached to the final approved minutes and included in the Township minutes book.

Hampton Fire Company Facilities

Members of the Planning Commission met several weeks ago to review the existing building located on the property known as Hampton Fire Company. After an extended period of discussion with the Planning Commission, Attorney Neubaum and those in attendance, the Planning Commission has assigned this course of action:

1. Mr. Merkel to discuss with the Adams County Office of Planning and Development, Economic Development some potential uses for the building based on the current economic market and similar issues within the county of vacant fire halls.
2. Attorney Neubaum to research the following issues:
 - a. Can the four individual parcels be used for subdivision purposes if the decision is made to subdivide the building from the remainder of the parcel.
 - b. What is the procedure for the transfer of the Deed due to the Deed still showing Hampton Fire Company as the Deed holder, yet the Hampton Fire Company is no longer a legally recognized entity.
3. Mr. Hartzell to coordinate a meeting with the entire Reading Township Board of Supervisors and the entire board of United Hook & Ladder Co. 33 in late September.

PUBLIC COMMENT

Ms. Weaver questioned whether a change of road location could be a required condition when a property is sold. Attorney Neubaum stated the Reading Township Ordinance has no such requirement that would mandate this; however, should the seller and purchaser agree to change a road location it could be written into the condition of sale. Attorney Neubaum mentioned the State of Pennsylvania must also issue and approve a Highway Occupancy Permit if the Township road will intersect with a state road. Mr. Merkel also presented some options the seller may want to consider in a scenario of this type.

Mr. Rob Seabright expressed concern on the proposed district rezoning being considered and that some farmland is being zoned residential, especially with all the options presently available for home construction. Chairman Biese explained these options are simply under

consideration and nothing is final. The next step in this process will be for the Board of Supervisors to discuss some of the options being presented based on the extensive research conducted by the Planning Commission.

Mr. Holtzinger asked for an explanation of what will happen to the proposed Chesterfield Development in District R-2 if the proposed change classifies that parcel as Commercial/Industrial. Mr. Merkel explained the subdivision plan presently in the conditional approval phase would have 5-years to proceed if/when any changes to zoning districts would be adopted.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:05 p.m. on a motion by Mr. Shank and a second by Ms. Wooters; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant

Reading Township - Incorporated Zoning Options

DRAFT - July 2019

Proposed Zoning Change to Parcel

- Zoning**
- Agricultural Conservation (AC) District
- Land Conservation (LC) District
- Low Density Residential (R-1) District
- Low Density Residential (R-1A) District
- Moderate Density Residential (R-2) District
- Village (V) District
- Commercial Industrial (CI) District

