

Reading Township Planning Commission
Regular meeting

February 4, 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 Gerald Shank, Alicia Wooters, and William Bowen with Chairman Biese presiding.

Others in attendance included P. Eric Mains, P.E. of Gannett Fleming, Inc.; Attorney Victor Neubaum, Solicitor; Andrew Merkel, Senior Planner for Adams County Office of Planning & Development; Jack Powell, PE; Ty Martin, C.S. Davidson; Shawn Ruppert, Ladd Mummert, Harold and Becky Ruppert.

The January 9, 2019 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

Shawn Ruppert
245 Gooseville Road
Sketch Plan

Mr. Ruppert presented to the Planning Commission two land options he is considering purchasing before the farm adjacent to his parcel is sold. The first option is the corner lot adjacent to his property that borders Gooseville Road and is approximately 1.2 acres. The second option is the corner lot mentioned in option one and extend the land approximately 60 foot farther east on Gooseville Road and then run parallel to the back of all the adjacent properties the entire length of the main parcel and be approximately 3.2 acres. After receiving input from Mr. Merkel and Mr. Mains, the preference of the Planning Commission would be to proceed with option one. The second option may be a viable option, but the plan must meet all the open space requirements as indicated on the 2003 subdivision plan and all current Subdivision and Land Development Ordinance requirements.

Delores N. Nolt #2018-05
Lake Meade Drive
Final Subdivision Plan

There was no one in attendance to represent the Nolt Subdivision plan or answer questions on the status of the requested documents or required revisions. Mr. Mains updated the Planning Commission on an area of concern the Lake Meade Property Owners Association has with changing the lot lines. On a motion by Mr. Shank and a second by Mr. Bowen the Planning

Commission tabled the plan until the requested documents are received to review and a representative for the plan can provide input. Motion carried unanimously.

Ladd Mummert

1115 Group Mill Road

Sketch Plan – Variation of Previous

Mr. Martin from C.S. Davidson presented a more defined sketch plan with variations from previous Planning Commission meeting discussions on a concept to subdivide 51.229 acres from the main parcel. This subdivision would include Hickory Lane in the parcel being divided from the main parcel, leaving 162.616 acres on the main farm parcel. The purpose behind the subdivision is to allow for greater scoring for the main parcel in the Land Preservation Program. The proposed subdivision exceeds the zoning regulations of acreage in the Township Ordinance for the Agricultural Conservation Zoning District. Attorney Neubaum stated the language “Residential and Non-Residential” is inclusive; therefore, to go beyond the scope of the Township Ordinance would require a Zoning Hearing Board application. Based on the current sketch plan and input from Mr. Merkel and Attorney Neubaum, the Planning Commission finds the sketch plan does not meet Township Ordinance requirements.

Shemon Property #2007-08

Browns Dam Road

Phasing Schedule – General Discussion

The Planning Commission received a revised Phasing Schedule from Snyder, Secary and Associates, LLC dated January 28, 2019 with an updated proposed deadline for filing a final plat plan beginning with Phase 1 in December 2023 for the Shemon Property. Township records indicate the requirement of submitting annual phasing schedules was not met and no improvements or infrastructure on the parcel were attempted. On a motion by Mr. Bowen and a second by Mr. Shank the Planning Commission recommends the Board of Supervisors review the phasing schedule letter and have Attorney Neubaum draft an official response. Motion carried unanimously.

ZONING HEARING

Joan E. Kennan ZHB #2019-02C

3757 East Berlin Road

Zoning Hearing – Variance

The Planning Commission received a Zoning Hearing Board application for a dimensional variance for the parcel located at 3757 East Berlin Road based on two concerns. Mr. Powell explained the first issue is the 50-acre lot being proposed to subdivide off the main parcel is land locked, though a lane has been in use as far back as could be researched. The second issue is the proposed 50-acre lot exceeds the maximum acreage permitted to be subdivided from the main parcel. In reviewing the plan, it is noted that each parcel will include a home with farm land and each home being serviced by separate utilities. Both parcels would remain

agricultural use. After receiving input from Mr. Mains, Mr. Merkel and Attorney Neubaum the Planning Commission is supportive of the proposed subdivision provided each parcel only be allotted one building right and proper clarification of access easements be indicated on the plan. With no additional discussion, a motion was made by Mr. Bowen and a second by Ms. Wooters to accept the application and for Land & Sea Services to proceed with scheduling and conducting the hearing based on the mentioned stipulations; motion carried unanimously.

Rutter's Farm Store ZHB #2019-01C

2115 East Berlin Road

Zoning Hearing – Special Exception

The Planning Commission received a Zoning Hearing Board application for a Special Exception from CHR Corporation d.b.a. Rutter's to establish Video Gaming Terminals as a permitted accessory use on the existing property in accordance with Commonwealth Act 42 of 2018. Attorney Neubaum stated Act 42 indicates the Pennsylvania Gaming Control Board has jurisdiction over this provision and the Township has no ability to provide input. After receiving input from Mr. Merkel on the state regulations and with no additional discussion, a motion was made by Mr. Shank and a second by Ms. Wooters to accept the application and for Land & Sea Services to proceed with scheduling and conducting the hearing with no recommendations from the Planning Commission; motion carried unanimously.

MISCELLANEOUS

Noxious Weed Ordinance

The Planning Commission received and reviewed the letter from the Adams County Conservation District asking the Township to review the current regulations pertaining to vegetative nuisances. Mr. Mains will coordinate with Mr. Wilt to review the current Ordinance regulations.

Recreation Plan Document

The Planning Commission received a revised copy of the Comprehensive Outdoor Recreation Plan dated January 9, 2019 and a copy of Ordinance 2019-01 to update §22-415, §22-513 and §22-905.I of the Reading Township Subdivision and Land Development Ordinance 2014-01. On a motion by Mr. Shank and a second by Mr. Bowen, the Planning Commission recommends Ordinance 2019-01 proceed to the Board of Supervisors for consideration and adoption; motion carried unanimously.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:20 p.m. on a motion by Mr. Bowen and a second by Mr. Shank; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant