

Reading Township Planning Commission

Regular meeting

July 1, 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 Alicia Wooters and Gerald Shank 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 and Jack Powell, P.E.

The June 3, 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

Kennan Property SALD #2019-02

3757 East Berlin 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 3757 East Berlin Road. The proposed plan would result in the subdivision of an existing 227.9 acre parcel into a 50.0 acre agricultural parcel and 177.9 acre remainder agricultural parcel with no change in vehicular access. The Zoning Hearing Board granted a variance from §27-202; §27-403.A.(1); §27-403.A.(2)(b) & (c) and §27-403.B as indicated on the review letter from the Zoning Office to permit the proposed lot arrangement, file #2019-02Z. Attorney Neubaum reviewed the submitted Agreements and offered a few suggestions for consideration; however, he finds the Agreements acceptable without additional changes. After a time of discussion and receiving input from Mr. Merkel, Mr. Mains and Mr. Powell 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 and include a separate signature block for the Board of Supervisors on all pages to sign 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 Sewage Facility Planning Module request must be received from the Sewage Enforcement Officer, signed and submitted to the appropriate DEP office for review and consideration. If applicable, an approval letter must be received and filed at the Township Office before final recordation of the plan.
3. §22-306 The Board of Supervisors must approve and sign the Modification Request Waiver for the submitted plan scale of 1" = 100'.

On a motion by Mr. Shank and a second by Ms. Wooters, the Planning Commission has recommended conditional approval of the Subdivision Plan #2019-02 for Joan Kennan (Kennan Property) 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.

ZONING HEARING

There were no Zoning Hearing Board requests at this time.

MISCELLANEOUS

Chairman Biese announced if all members of the Planning Commission are present at the August 5, 2019 Planning Commission meeting there will be a time of final discussion and vote on the options being discussed for the changes to the Township Zoning Districts. The proposed changes are in accordance to the provisions set forth in the Reading Township Code of Ordinances, Chapter 27, attached below.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:50 p.m. on a motion by Mr. Shank and a second by Ms. Wooters; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant

Part 1 General

Provisions

§27-101. Short Title.

This Chapter shall be known and may be cited as the “Reading Township Zoning Ordinance.”
(*Ord. 2000-1, 1/10/2000, §100*)

§27-102. Purpose.

The zoning regulations and districts as herein set forth are made for the purpose of promoting the health, safety, morals, convenience, order, prosperity, and general welfare of the community. They have been designed to lessen congestion in the streets, to secure safety from fire, panic, and other dangers, to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, and to facilitate the adequate provision of transportation, water, sewage, parks, and other public requirements. They have been made with reasonable consideration, among other things, as to the character of each district and its peculiar suitability for particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the Township. [*Ord. 2014-01*]

(*Ord. 2000-1, 1/10/2000, §101; as amended by Ord. 2014-01, 4/21/2014*)

§27-103. Community Development Objectives.

1. *Goal.* Preserve the high intensity agribusiness sector of Reading Township’s economy by encouraging the development and continuation of high intensity agribusinesses in appropriate locations within the Township.

A. *Objectives.*

(1) Enact an effective agricultural zoning district designed specifically for those areas of Reading Township where agribusiness operations have been developed.

(2) Provide for agribusinesses in appropriate areas of the Township, with measures designed to protect both the agribusiness uses and nearby residential uses.

(3) Limit the number of non-agricultural uses that can be developed in the agribusiness area of Reading Township, while at the same time requiring those non-agricultural uses that will be developed to locate in the least valuable areas for agriculture.

(4) Provide a Transferable Development Rights Program, where landowners in agricultural areas may voluntarily sell development rights from their property, thus addressing many of the equity concerns often associated with effective agricultural zoning provisions.

2. *Goal.* Encourage the protection and preservation of non-agricultural, rural areas of Reading Township, and the sensitive and scenic environmental features associated with these rural areas.

A. *Objectives.*

(1) Establish a zoning district which provides for rural residential opportunities while, at the same time, conserves rural landscapes in nonagricultural areas.

(2) Establish a maximum development density which provides for a range of residential development opportunities while, at the same time, limits the need for the development or expansion of public sewer or water systems beyond those areas of Reading Township designated for growth.

3. *Goal.* Provide for the development of commercial and/or industrial uses in appropriate areas within Reading Township, such as the Route 234/Route 94 intersection, which, because of their strategic locations, may be most suitable to higher intensity development.

A. *Objectives.*

(1) Fulfill Reading Township's responsibility to provide for commercial and industrial uses in appropriate areas of the Township.

(2) Encourage automobile-oriented commercial and industrial uses to locate in areas of the Township with the greatest level of access to the region's roadway network.

(3) Encourage the development of high quality, visually pleasing, and functional commercial and industrial development by requiring creative design of commercial and industrial projects, landscaping, and reasonable signage.

(4) Encourage development within commercial and industrial areas of Reading Township by designating these areas as "receiving areas" within the Reading Township Transferable Development Rights Program.

4. *Goal.* Encourage the preservation of and allow for the reasonable expansion of Hampton Village within Reading Township which has retained much of its aesthetic and historic character.

A. *Objectives.*

(1) Establish a zoning district designed to maintain and expand the existing character of Hampton Village.

(2) Provide for a mixture of residential, limited commercial, and institutional uses which contribute to the character and continuing function of Hampton Village.

(3) Encourage the retention of the village street patterns in Hampton Village by providing incentives for new development to extend the village street network.

5. *Goal.* Discourage the "lotting off" of rural Reading Township road frontages because such development patterns are inefficient to service, tend to promote the need for community sewer and water systems, and will eventually detract from the rural and scenic character commonly evident throughout much of the Township.

A. *Objectives.*

(1) Encourage, where appropriate, cluster residential development in the agricultural and rural, non-agricultural areas of Reading Township.

(2) Provide density incentives for those cluster residential projects which

provide public road access on new “loop” roads rather than on existing collector or minor Township roads.

6. *Goal.* Discourage the development of the “suburban sprawl” form of development because it will eventually require the provision of public services and will ultimately infringe on the Township’s important agricultural areas.

A. *Objectives.*

(1) Encourage the use of higher density zoning district in those areas of Reading Township where some higher density development has already occurred.

(2) Provide for a reasonable amount of development within or near the growth areas that have already developed in Reading Township, specifically the Hampton Village area.

(3) Limit the areas of Reading Township where higher density forms of development can occur so that public sewer and water systems, when and if needed, can be economically and efficiently provided.

(4) Encourage the use of agricultural or rural zoning districts in those areas of the Township where it is not anticipated that public sewer and/or water systems will be provided in the moderate to long term future.

7. *Goal.* Encourage the preservation of historic resources in Reading Township including, but certainly not limited to, those resources are located within Hampton Village, as well as those interspersed throughout the more rural areas of Reading Township.

A. *Objectives.*

(1) Establish low density zoning district in the agricultural and rural areas of Reading Township which encourage a low density of development, and which encourage the retention of the Township’s historic and cultural landscapes.

(2) Provide zoning provisions which encourage the retention and re-use of historic structures within the Township, especially in the Hampton Village setting.

8. *Goal.* Provide for a range of housing opportunities within Reading Township which provide opportunities for residents of varying incomes and life styles.

A. *Objectives.*

(1) Establish residential zoning districts in the Lake Meade area and along Conewago Creek which respect the character of those existing residential areas.

(2) Establish a moderate density residential districts in close proximity to Hampton Village which permits higher density forms of housing within the area designated to be served by the Reading Township sewer system.

(3) Encourage, through the use of cluster development and other design techniques, the preservation of open space within new residential subdivisions which may, in the future, be used for active or passive recreational or similar purposes.

(4) Encourage residential development within residential areas of

Reading Township by designating these areas as “receiving areas” within the Reading Township Transferable Development Rights Program.

(Ord. 2000-1, 1/10/2000, §102)