

Reading Township Planning Commission
Regular meeting

June 3, 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, William Bowen and Gerald Shank, with Chairman Biese presiding.

Others in attendance included Attorney Victor Neubaum, Solicitor; Andrew Merkel, Senior Planner for Adams County Office of Planning & Development; Virginia J. Thornton, Project Specialist of Gannett Fleming, Inc.; Ted Brillhart, Adam Boyer and Ladd Mummert.

The May 6, 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

Ladd Mummert (Buttercup Property) SALD #2019-01

1115 Group Mill 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 1115 Group Mill Road. The proposed plan would result in the subdivision of an existing 213.845 acre parcel into 49.638 acre agricultural parcel and 164.207 acre remainder parcel with no change in vehicular access. The Zoning Hearing Board granted a variance from §27-403.B to permit the proposed lot arrangement, file #2019-03Z. Mr. Brillhart stated that 13 of the 16 residents have signed the proposed Right Of Way and Maintenance Agreement for South Hickory Lane. Attorney Neubaum reviewed the Agreement and offered a few suggestions for consideration; however, he finds the Agreement acceptable without additional changes with the exception of changing the name of the lane within the Agreement to South Hickory Lane.

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 Mr. Bowen, has recommended the Modification Request Waiver for Reading Township Code of Ordinances §22-303, §22-306 and §22-306(3) proceed to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously.

On a motion by Mr. Shank and a second by Ms. Wooters, the Planning Commission has recommended The Department of Environmental Protection Request for Planning Exemption proceed to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously.

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 and include a separate signature block for the Board of Supervisors on both pages to sign to facilitate recordation of the final plan with the Adams County Recorder of Deeds Office.
2. The applicant shall record in the Miscellaneous Docket in the Recorder of Deeds Office of Adams County the Right Of Way and Maintenance Agreement document stipulating access rights, maintenance obligations, etc. for South Hickory Lane. Attorney Neubaum received and reviewed the document at the Planning Commission and finds the wording acceptable to proceed with signatures, notarization and filing.
3. §22-306.B(10) The Department of Environmental Protection Request for Planning Exemption must be completed, signed and submitted to the appropriate office. An approval letter must be received and filed at the Township Office before final recordation of the plan.
4. §27-405.2.D requires the Adjusted Tract Approach Table with calculations be included on sheet #1 of the plan.
5. §22-306.A(12) requires the name and deed references for all adjacent properties. This information must be added for the properties along the opposite of Group Mill Road.
6. The revised plan must include the proper street name as South Hickory Lane on all sheets within the plan.
7. The Board of Supervisors must approve the Modification Request Waiver.

On a motion by Mr. Bowen and a second by Mr. Shank, the Planning Commission has recommended conditional approval of the Subdivision Plan #2019-01 for Ladd Mummert (Buttercup Properties) 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

Municipal Response Letter for SR 94/SR 234

The Planning Commission received copies of the Municipal Response letter received from Alfred Benesch & Company. Mr. Merkel gave an overview of the purpose of the letter and stated this is consistent with the Comprehensive Plan. On a recommendation by Attorney Neubaum, Mr. Shank made a motion and Mr. Bowen seconded the motion to authorize Mr. Wilt to complete the form; motion carried unanimously.

PUBLIC COMMENT

Chairman Biese mentioned he has received an electronic copy of the Emergency Operation Procedure (EOP) manual and will review to determine applicability to Natural Gas Line safety. Mr. Wilt mentioned he spoke with Mr. Gary Bullock, Township Emergency Management Coordinator who stated the EOP covers all types of disasters along with logistics and chain of command.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:10 p.m. on a motion by Mr. Shank and a second by Ms. Wooters; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant