

**Reading Township Planning Commission**  
**Regular meeting**

March 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, Dana Shuman 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; Ty Martin, C.S. Davidson; Kevin Holtzinger, Chairman Reading Township Board of Supervisors; Ladd Mummert, Shawn Ruppert, Harold and Becky Ruppert.

The February 4, 2019 minutes were approved as written on a motion by Mr. Bowen and seconded by Mr. Shank; 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 the Planning Commission with a sketch plan to keep the subdivision at or below 2-acres due to Clean and Green regulations. The parcel would not include any dwellings. The sketch is the corner adjacent to his present parcel and extend along Gooseville Road to form a 2-acre parcel and be on a separate deed. The Planning Commission did not determine any issues of concern based on the proposed sketch plan. Mr. Mains mentioned the need to file a Non-Building Waiver for this subdivision and the main parcel would need to be reviewed by the Township Sewage Enforcement Officer for approval of a back-up sewage location.

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

The Planning Commission received a letter from Ms. Nolt dated February 26, 2019 indicating Lake Meade Homeowners Association will not give their approval to move the property line as requested on the subdivision plan #2018-05. Her plan is to leave the property line as it is now and build a home on 558 Lake Meade Drive. On a motion by Mr. Bowen and a second by Mr. Shank, the Planning Commission has recommended denial of the Subdivision Plan #2018-05 for Delores Nolt based upon her request in the letter that her plan is to leave the property line as

it is now and in accordance with Township Ordinance §27-903 and has recommended the plan proceed to the Board of Supervisors for subsequent review and consideration for formal denial; motion carried unanimously.

### **ZONING HEARING**

#### **Ladd Mummert ZHB #2019-03C**

1115 Group Mill Road

Zoning Hearing – Variance

The Planning Commission received a Zoning Hearing Board application for a dimensional variance for the parcel located at 1115 Group Mill Road located in the Agricultural Conservation District. Mr. Mummert is requesting 51.22 acres be subdivided from the main parcel which exceeds the maximum allowed lot size in accordance with Township Ordinance §27-403.B. 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. Shank and a second by Ms. Schuman 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.

### **MISCELLANEOUS**

#### **Adams County Land Preservation – Township Participation**

The Planning Commission received a request from the Adams County Office of Planning and Development to consider financial participation in Round 13 of the Adams County Agricultural Land Preservation Program for the three farms listed on the letter. Mr. Merkel explained in general how farms are scored and the lower scoring farms are only considered when outside funding is received. Mr. Holtzinger stated he will contact Ellen Dayhoff, Administrator, Adams County Agricultural and Land Preservation Board for additional details on funding. On a motion by Mr. Bowen and a second by Mr. Shank, the Planning Commission has recommended the information letter and request proceed to the Board of Supervisors for subsequent review and financial consideration; motion carried unanimously.

#### **Noxious Weed Ordinance**

The Planning Commission received updates and comments from Mr. Mains after the requested review of the Township Ordinance from the February Meeting. Mr. Mains has proposed editing §10-102.2 with the inclusion of the following wording:

***Further, this Part shall not include vegetation that has been deliberately planted and is maintained and/or managed pursuant to an approved Operation and Maintenance Plan,***

*intended for the useful purpose of inclusion as a stormwater control measure and/or best management practice.*

On a motion by Mr. Shank and a second by Mr. Bowen, the Planning Commission has recommended the Ordinance amendment proceed to the Board of Supervisors for subsequent review and consideration for approval and inclusion in the Township Code of Ordinances; motion carried unanimously.

### **Gas Pipeline Safety Procedure**

Chairman Biese questioned whether the Township has an Emergency Operation Plan in the event of an emergency situation within the Township. Mr. Wilt explained the Township does have an Emergency Operation Plan that is reviewed and updated every other year by Mr. Gary Bullock, Emergency Management Coordinator. At present, Mr. Bullock has the manual and is working through the updates due to the recent merger of fire companies. Chairman Biese recommended the Planning Commission review this plan at a future meeting after the manual is updated.

### **PUBLIC COMMENT**

Mr. Harold Ruppert wanted to thank the Public Works Department for the excellent work this winter in keeping the Township roads cleaned and maintained. He also mentioned that a pipe along Group Mill Road that was repaired over the summer is of a concern due to the extreme wet weather and should be addressed. Mr. Holtzinger will relay the message to the Public Works Department.

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:15 p.m. on a motion by Mr. Shank and a second by Ms. Wooters; motion carried unanimously.

Respectfully submitted,  
Garry R. Wilt  
Administrative Assistant