

Reading Township Planning Commission
Regular meeting
November 6, 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, William Bowen 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 Susan J. Smith, Solicitor; Kevin Holtzinger, Ted Brilhart, Jason Grim, Amy Grim, Greg Heefner, Christopher Sowers, Julie Williams, George Wolf, Kelly Hollabaugh, Randy Day, Stephen Engelhardt, Rodney Hollabaugh, Daniel Chubb, Becky Mitchell, Luanne Megonnell, Jeff Megonnell, Nancy Bahn, Pauline Brodbeck, Ben Hamm, Shane Miller, Nancy Sheely, Jason Hines, Jason Phillips, James Deffley, Michael Wine, Karen Frey, Kristin Smith, Tammy Cork, Amy Godfrey, Don Godfrey and others who either did not sign in or only provided partial names or had illegible writing.

The October 7, 2019 minutes were approved as written on a motion by Mr. Bowen and a second by Mr. Shank, motion carried unanimously.

PUBLIC COMMENT

Mr. Holtzinger announced the Board of Supervisors authorized the release of \$38,100.00 to United Hook and Ladder station 33.

Chairman Biese announced there will be new voting districts within Reading Township for the 2020 presidential election. Two voting districts will continue to vote at United Hook and Ladder building (Hampton Fire Company) and the third district will be within the Lake Meade Community.

SUBDIVISION & LAND DEVELOPMENT

Ladd Mummert SALD #2019-01

1115 Group Mill Road
DEP Full Planning Module

The subdivision plan previously submitted by Mr. Mummert was approved by the Board of Supervisors with a condition that the Department of Environmental Protection (DEP) approve the Sewage Facility Planning Module. The initial Exemption Module was declined with DEP requesting a Full Planning Module be submitted which requires a Component 4A to be signed by the Planning Commission. On a motion by Mr. Shank and a second by Mr. Bowen, the Planning Commission unanimously agreed to have Chairman Biese sign the Component 4A and have the DEP paperwork proceed to the Board of Supervisors for subsequent review and consideration.

ZONING HEARING

Corey & Ashely Gesford ZHB #2019-04Z

1031 Lake Meade Road

Zoning Hearing – Variance

The Planning Commission received a Zoning Hearing Board application for a dimensional variance for the parcel located at 1031 Lake Meade Road due to concerns on the established set-backs 27.503.A(1)(c)(1) of 50' from the front right-of-way of the adjoining road. After reviewing the application and a time of discussion, the Planning Commission requests the Zoning Hearing Board to clarify the dimensional variance sought in paragraph B of 37' as it does not align with Township research. The other area of ambiguity is exactly where the addition is going to be constructed as there is no indication on the site map. Provided the reason for the application is so the addition follows the non-conformity of the house and there are no other issues; the Planning Commission on a motion by Mr. Shank and a second by Ms. Wooters accepts the application and for Land & Sea Services to proceed with scheduling and conducting the hearing based on the mentioned concerns; motion carried unanimously.

MISCELLANEOUS

Planning Commission Meeting Date

Due to a scheduling conflict, Attorney Smith has requested the January 2020 meeting be changed to the normal first Monday of the month. This would shift the meeting date from January 8, 2020 to Monday January 6, 2020. The Planning Commission agreed to this schedule change and will discuss all 2020 meeting dates at the December 4, 2019 meeting.

Rezoning Options

The Planning Commission reviewed the letter from the Adams County Office of Planning and Development dated October 7, 2019 as per the minutes from the October meeting. After reviewing the recommendations and concerns stated in the letter on the three proposals for rezoning, the Planning Commission unanimously agreed to keep the recommendation that was submitted to the Board of Supervisors for consideration from the August 5, 2019 meeting.

PUBLIC COMMENT

Chairman Biese gave an overview of what was submitted to the Board of Supervisors on August 5, 2019 and clarified that none of Mr. Holtzinger's farms north of SR234 were included in the proposal.

Several residents in attendance posed numerous concerns and questions with regards to traffic patterns, accidents, effect on schools and financial impact on taxpayers should Reading

Township decide to rezone. Attorney Smith clarified with the residents that the Adams County Office of Planning and Development and the Reading Township Planning Commission serve in an advisory capacity only and all these questions and concerns are valid but must be directed to the Board of Supervisors.

Several more questions arose concerning timing of rezoning, public hearings, voting requirements within the Board of Supervisors, types of zoning districts and the procedure for this entire process to unfold. Attorney Smith explained these decisions will be made by the Board of Supervisors.

Mr. Holtzinger announced to those in attendance that the Board of Supervisors is seeking input from the residents on options for the Hampton Fire Company building and property. With the enactment of the Township Ordinance to collect a Recreation Fee, the Board would like the residents to participate on how best to establish a recreation committee and fund projects.

Mr. Heefner announced PennDOT will be installing a flashing light system to warn motorists on SR234 of the intersection at Peepytown Road. The installation will take place in the spring of 2020.

Mr. Holtzinger announced PennDOT will begin the intersection improvement project of SR94 & SR234 with bidding in August 2020 and road work to begin in 2021.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:35 p.m. on a motion by Mr. Shank and a second by Ms. Wooters; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant