

Reading Township Planning Commission
Regular meeting

March 2, 2020

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 Attorney Susan J. Smith, Solicitor; P. Eric Mains, P.E. of Gannett Fleming, Inc.; Andrew Merkel, Senior Planner for Adams County Office of Planning & Development; Ron Garis of Beyond All Boundaries; Kevin Holtzinger, Jason Phillips, Greg Heefner of the Reading Township Board of Supervisors; George Wolf, Sue Myers, Mark Mitchel, Becky Mitchel, Roger & Joann Bitler, Emmert Hartzell, Eugene Little, Nancy Bahn, Roy Brodbeck, Stephanie Oyler, Brian Oyler, Valerie Long, Cheryl Pokorny and Jeff Inch.

The February 3, 2020 minutes were approved as written on a motion by Mr. Shank and a second by Ms. Wooters, motion carried unanimously.

PUBLIC COMMENT

Mr. Hartzell stated the subdivision plan for Hampton Fire House was submitted to the Township and is scheduled for review by the Planning Commission on April 6, 2020 after the review letters are received. Mr. Hartzell asked about the subdivision process and deed transfer process. Attorney Smith clarified that after the Board of Supervisors approve the plan and all documents are recorded at the Courthouse, the deed can be transferred to the Township.

SUBDIVISION & LAND DEVELOPMENT

Randy Black
1040 Round Hill Road
Sketch Plan

Mr. Garis presented the Planning Commission with a revised sketch plan indicating Mr. Black would like to subdivide 0.46 acres from the main tract and merge that parcel into his existing 10 acre parcel that was subdivided from the main tract in 2013. Mr. Black's concern is whether this would impact the development allotments for the main tract. Attorney Smith stated using a lot merger agreement in this fashion would not have any impact on the remaining development allotments.

Jeff Inch
1079 Turkey Pit Road
Sketch Plan

Mr. Inch is representing the owners of the property on Turkey Pit Road. They desire to remove some of the existing structures and replace with new agricultural buildings based on the sketch plan submitted to the Planning Commission. His first question pertains to what level of land

development plan or permits would be required. Attorney Smith and Mr. Mains discussed the need to follow the requirements in the Land Development section of the Township Ordinance to determine the increase in square footage of the project after existing buildings are removed. His second question pertains to Storm Water Management. Attorney Smith and Mr. Mains clarified that this is separate from Land Development and he must follow the calculation worksheets supplied by the Township to determine what level of plan would be required and meet with Land & Sea Services to discuss the options. He will also need to determine soil types and slope of terrain which can be easily accessed from the internet. Chairman Biese also mentioned he will need to consider the power line that runs through the property and the set-back requirements.

Hampton Heights Phase 4

SALD #2019-03

Lexington Land Developers

Final Land Development Plan

The Planning Commission received a revised subdivision plan for Phase 4 in addition to a comment review letter from Mr. Mains dated February 25, 2020. Mr. Mains reviewed the outstanding concerns and answered questions.

The first discussion pertains to point #6 on the comment review letter and the modification requests. A Modification Request was received from Hampton Heights Phase 4 for a request to modify §22-306.A.13; §22-403.B §22-502.A and §22-503. These modifications were previously approved as part of the preliminary plan and the current request is to have them reapproved for Phase 4. After receiving input from Mr. Mains and Attorney Smith, a motion was made by Mr. Shank and a second by Ms. Wooters to recommend the Modification Request proceed to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously.

A Sewage Facility Planning Module along with the guarantee of capacity letter from the Reading Township Municipal Authority was received for review. This pertains to point #2 of the comment review letter and Ordinance §22-306.A(10). On a motion by Mr. Shank and a second by Ms. Wooters, the Planning Commission has recommended the Sewage Facility Planning Module proceed to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously.

After discussing the comments and receiving input from Mr. Mains, the Planning Commission established the following conditions as part of a recommendation for conditional approval:

1. §22-306.A(27) & (28) The plan must be signed prior to approval by the Township. All plans must have original signatures, seals, notarization and include a separate signature block for the Board of Supervisors to sign on each page to facilitate recordation of the Final Plan at the Adams County Courthouse.
2. §22-306 B(10) A Sewage Facilities Planning Module must be approved by the Department of Environmental Protection.
3. §22-309 Requires that an estimate of Public Improvements Surety be submitted to the Township Engineer for review and concurrence. It is the understanding that the developer intends to proceed as he has on other phases whereby he constructs the Public

Improvements initially and then bonds any residual work that he does not complete, prior to the conveyance of lots.

4. §22-306.B(4) Requires that a copy of the modified NPDES Permit for the Discharge of Stormwater from Construction Activities (as issued by the Adams County Conservation District on behalf of PA DEP) shall be submitted.

On a motion by Mr. Shank and a second by Ms. Wooters, the Planning Commission has recommended conditional approval of Subdivision and Land Development Plan #2019-03 for Hampton Heights Phase 4 with the condition all the above-mentioned points listed are resolved, and has recommended the final plan proceed to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously.

Attorney Smith and Mr. Mains have requested a copy of the Homeowners Association document and a copy of the Developers Agreement from Phase III be sent to them for review prior to the Board of Supervisors meeting on March 16, 2020.

Lake Meade Municipal Authority Pump House Expansion

Chairman Biese mentioned that Lake Meade Municipal Authority is planning to reactivate well #3. The engineer for LMMA, William Hill, asked what type of Land Development plan would be required for an expansion of the pump house by an additional 500 square foot. Attorney Smith stated the non-agricultural threshold for such an expansion is 400 square foot and anything larger would require a land development plan. Chairman Biese will relay this information to Mr. Hill.

ZONING HEARING

There were no Zoning Hearing Board applications at this time.

MISCELLANEOUS

Annual Planning Commission Report

The Planning Commission received and reviewed the revised Annual Planning Commission Report to be presented to the Board of Supervisors which included listing the dates of the workshops. By consensus the Planning Commission approved the report, Chairman Biese signed the report and it will be submitted to the Board of Supervisors for review at their next scheduled meeting.

PUBLIC COMMENT

Mr. Holtzinger asked for clarification on the street modification. Mr. Mains clarified the modification request is to permit a 28' wide street.

Mr. Wilt introduced Karen Mathna as the Administrative Assistant who will transition into this office position by the beginning of April.

**BOARD OF SUPERVISORS AND PLANNING COMMISSION
JOINT SESSION – PROPOSED REZONING**

The special meeting of the Reading Township Board of Supervisors conducted as a Joint Meeting with the Planning Commission on zoning matters was called to order at 7:15 p.m. Chairman Kevin Holtzinger, Greg Heefner and Jason Phillips were present.

Solicitor Susan Smith, Township Engineer Eric Mains and ACOPD Planner Andrew Merkel attended the meeting. In the absence of the Secretary, the Solicitor recorded the meeting and took notes for use in the preparation of the minutes.

The Planning Commission and Board of Supervisors received information on and discussed available zoning tools including an overlay zoning district, mixed use zoning district, mixed development use, form-based zoning, and performance standards, and the current Commercial-Industrial District.

The Planning Commission and Board also received information and counsel on the duty to provide for every lawful use and the use of a “savings clause” (use not provided for provision) in the Zoning Ordinance as a means to meet the duty and avoid a claim of exclusionary zoning.

Solicitor Smith informed the Board of its duty to provide for growth. Mr. Merkel stated that the amount of land area designated as growth area in the Joint Comprehensive Plan was sufficient to accommodate future growth. The Planning Commission and Board exchanged perspectives on the direction of growth in the Hampton area and along SR 94, 234 and 394.

Mr. Merkel provided information and answered questions regarding the Joint Comprehensive Plan, changed conditions since the preparation of the Joint Plan, and current Zoning Map. Mr. Merkel also provided information that State Routes 94, 194 and 394 are designated as “thoroughfares,” and that SR 94 has been added to the National Highway System.

Mr. Merkel explained that the key question before the Township is where and how to provide for lawful non-residential uses, particularly industrial uses. He noted that the existence of infrastructure (roads, utilities) are factors for consideration in addressing the question of where to provide for non-residential uses. Solicitor Smith noted that the Township’s determination of its land use policies was fundamental to the process.

Solicitor Smith expressed concern with the lack of requirements and standards for uses applied for under the “use not provided for” provision of the Zoning Ordinance, which permits such use as a special exception.

The Planning Commission and Board discussed proposed and possible uses of the Chesterfield property.

By consensus, the Planning Commission expressed its disinterest in removing or amending the IC District.

Supervisor Heefner stated that the Township needed more input from the public, proposing a survey of all residents.

Chairman Holtzinger raised public safety (roads), recreational fee deficits and affordable housing as reasons for further discussion on zoning for nonresidential and higher density residential uses.

Becky and Mark raised concerns with the impacts of non-residential zoning on residential property values and prior investments in residential property.

Andrew Merkel indicated he would provide a summary review of the provisions of the Zoning Ordinance/Zoning Map for use and standards.

Solicitor Smith indicated she would address the “use not provided for” provision.

The Board and Planning Commission agreed on a public joint working meeting on March 26, 2020 at 6:30 p.m.

ADJOURNMENT

There being no further business, the joint portion of the meeting adjourned at 9:10 p.m. on a motion by Mr. Shank, seconded by Ms. Wooters; motioned carried unanimously

Respectfully submitted,
Garry Wilt
Administrative Assistant