

Reading Township Planning Commission
Regular meeting
July 6, 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 Bill Bowen, Alicia Wooters, Gerald Shank with Chairman Biese presiding.

Others in attendance included Attorney Susan J. Smith, Solicitor; Township Engineer Virginia Thornton P.E., of Gannett Fleming, Inc.; Andrew Merkel, ACOPD, Clark Craumer, of Clark P. Craumer, LLC; Terry Sheldon, of Terrence L. Sheldon, P.E., RLA; and Kevin Holtzinger

The Planning Commission meeting was held in consideration of COVID-19 mitigation guidelines. Fewer than 10 people were present, social distancing of six feet was in place, face masks, hand sanitizer and disinfected wipes were available to all attendees.

MINUTES

The June 1, 2020 minutes were approved as written on a motion by Mr. Shank and a second by Mr. Bowen motion carried unanimously.

PUBLIC COMMENT

There were no public comments.

SUBDIVISION & LAND DEVELOPMENT

Jebb Crane
Mark & Bonnie Punt
Stoney Pointe Road
Final Plan

A lot merger was presented to Attorney Susan Smith from Clark Craumer.

Chairman John Biese indicated the plan will need signed and notarized by the property owners. Virginia Thornton commented that all items remaining were administrative. Discussion from Andrew Merkel arose concerning lot additions.

On a motion by Mr. Biese, Chairman and a second by Mr. Bowen, the Planning Commission recommended conditional approval of the Jebb Crane, Mark & Bonnie Punt subdivision plan, #2020-03, subject to the following conditions:

1. Sections §22-306.A(27) & (28) requires that all seals, certifications, and signatures shall be provided on the Plan Set to facilitate recordation of the Final Plan(s).

2. We recommend that a Lot Merger Agreement be prepared and executed for the combination of Parcel 6B to Lot 2 to ensure that they become an integral, non-separable tract of land following this subdivision.

Valerie Lowe
Cheryl Pokorny
Turkey Pit Road
Final Plan

Chairman John Biese stated the Planning Commission will need the new revised plan. Mr. Terry Sheldon indicated the changes were very minor in detail and he needs signatures of the owners before submitting the plan.

DEP paperwork was submitted by Mr. Terry Sheldon and signed by the Planning Commission.

Virginia Thornton from Gannett Fleming, Inc., discussed the revisions of the plan.

On a motion by Mr. Shank, and a second by Ms. Wooters, the Planning Commission recommended conditional approval of the Valerie Lowe, Cheryl Pokorny subdivision plan, #2020-04; motion carried unanimously. The conditional approval was based on the plan revisions dated June 1, 2020 and the Gannett Fleming, Inc. plan review letter dated, July 1, 2020, subject to the following conditions:

Plan Development:

1. A Sewage Facilities Planning Module should be received, reviewed, and evaluated by PA Department of Environmental Protection (PADEP), as required by Section §22-306 B(1). This plan will require approval for the use of a Non-Building (Form “B”) Waiver, since no new residences are proposed, and land use remains agricultural. We will defer to the Township and its Sewage Enforcement Officer to process as appropriate.
2. §22-306.B(4) requires that a copy of the 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.
3. §22-306.A(27) & (28) requires that all seals, certifications, and signatures shall be provided on the Plan Set in order to facilitate recordation of the Final Plan(s).

Stormwater Management:

1. A fully executed Operation and Maintenance agreement shall be provided for all permanent (Post Construction) stormwater management systems (§23-502) which shall provide a legal mechanism to ensure that the Operation and Maintenance obligations are adhered to.

2. Infiltration testing should be provided as part of construction for the stormwater facilities (to ensure that it will properly dewater). This testing should be performed in accordance with procedures outlined in the PA Stormwater BMP Manual (Appendix C) and these results should be provided with the As-Built Plan submission. In addition, the location of test pit(s) used for the infiltration testing should be provided on the As-Built (along with an indication of the test depth).

3. Additional detail is required with regards to the stability of the berm. In addition to the section through the infiltration berm, topsoil thickness, fill limits, underdrain/outlet system (with a valve in closed position), and specifications should be provided. Given the maximum ponding depth, an embankment core should be considered.

4. A minimum of one foot of freeboard is required §23-312.5(J). Spillway computation under Appendix show only 0.85 foot of freeboard. Inconsistencies have been identified with the top of berm elevation across plans and SWM calculations (labels on plan sheets 4, 5, 6, stage storage, spillway computations); this should be reviewed and updated as appropriate.

5. Spillways have been provided at the berm ends. It is recommended aligning spillway along existing grades to facilitate sheet flow and minimize the potential for undesired channels forming along the edge of the berm.

2017 Lemmon Trust FBO ELL

Carlisle Pike
Subdivision Plan

Brehm-Lebo Engineering did not appear on this plan due to a “stand-still” of the process.

Andrew Merkel, ACOPD had a discussion with regards to the plan.

A motion by Chairman John Biese, second by Mr. Shank and unanimously carried; was made to Table the plan until next month, August 3, 2020.

Kevin Holtzinger

Peepytown Road
Sketch Plan

Kevin Holtzinger presented a sketch plan located at Peepytown Road.

14.8 acres of land to be divided into three lots, 2 – 1 ½ acre lots and the remaining lot is for personal use. Land is zoned R-1. Perks and Probes have been completed and passed.

Gannett Fleming, Inc has no comment on the sketch plan. Andrew Merkel discussed the driveway (State Issue) and septic permits. Attorney Susan Smith reference the lot across the street on Final Subdivision Plan.

Chairman John Biese agreed with Kevin Holtzinger, that the plan could be submitted as a Final Plan. Attorney Susan Smith indicated the plan must be marked Preliminary/Final Plan and paperwork needs to be submitted regarding a waiver from a preliminary plan to a final plan to the Planning Commission and signed by the Board of Supervisors.

ZONING HEARING

There are no Zoning Hearing Board applications at this time.

MISCELLANEOUS

There are no Miscellaneous items at this time.

PUBLIC COMMENT

Kevin Holtzinger discussed the maintenance of the Hampton Circle. Mr. Holtzinger presented a sketch drawing of the construction and discussed the option of installing a flagpole in the center of the project.

A discussion was held in regard to the Township fees and how they are applied to the subdivision and development plans.

A suggestion was made to appoint members for a Recreation Committee.

Mr. Holtzinger requested the Planning Commission suggest future dates to continue joint sessions with the Board of Supervisors to discuss the remaining nine parcels that were up for discussion on zoning changes and that those meetings would need to be held at the Hampton Fire Hall due to social distancing requirements. It was suggested that the Planning Commission prepare for review at the September Planning Commission meeting to re-start the process. Mr. Holtzinger will discuss with the other members of the Board of Supervisors to see if September will work for the other Board members.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:55 p.m. on a motion by Ms Wooters, seconded by Mr. Shank; motion carried unanimously.

Respectfully submitted,

Karen Mathna
Administrative Assistant

