

Reading Township Planning Commission
Regular meeting
September 9, 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, Gerald Shank with Chairman Biese presiding.

Others in attendance included Attorney Susan J. Smith, Solicitor; Township Engineer Mike Mehaffey, of Gannett Fleming, Inc.; Andrew Merkel, ACOPD, Clark Craumer, of Clark P. Craumer, LLC; Ken Scott from Beyond All Boundaries, Ted Pluta, Brehm-Lebo Engineering, Inc., Robert Sharrah, Sharrah Design Group Inc., Kevin Holtzinger, George Wolf and Jason Phillips.

The Planning Commission meeting was held in consideration of COVID-19 mitigation guidelines. Fewer than 14 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 August 3, 2020 minutes were approved as written on a motion by Mr. Shank and a second by Ms. Wooters, motion carried unanimously.

PUBLIC COMMENT

There were no public comments.

SUBDIVISION & LAND DEVELOPMENT

Kevin Holtzinger

SALD # 2020-06

Peepytown Road

Preliminary/Final Subdivision Plan

Ken Scott, Beyond all Boundaries, commented on the revised corrections in regard to the review reports from Gannett Fleming, Inc. and Land & Sea Services. Andrew Merkel, ACOPD, discussed the comments regarding the county review report.

Kevin Holtzinger stated that Ken Scott has taken over the plan due to the most recent passing of Ron Garis, whom was the engineer on this plan.

Ken Scott has provided a revised plan. Upon review of the revised plan, all comments were addressed for the Zoning review, all comments were addressed for the Gannett Fleming, Inc. review, except No. 1 and No. 7, and all comments were addressed for the County.

On a motion by Mr. Shank and a second by Ms. Wooters, a recommendation was made to waive the Preliminary plan to the Final Plan, motion carried unanimously.

On a motion by Mr. Shank and a second by Ms. Wooters, a recommendation was made to have Chairman John Biese complete and sign the Planning Module to be submitted to the State on behalf of the Planning Commission, motion carried unanimously.

On a motion by Mr. Shank and a second by Ms. Wooters, the Planning Commission recommended conditional approval of the Kevin Holtzinger subdivision plan, #2020-06, motion carried unanimously. The conditional approval was based on the plan revisions dated September 3, 2020 and the Gannett Fleming, Inc. plan review letter dated, September 3, 2020 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).

7. 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(10). We will defer to the Township and its Sewage Enforcement Officer to process as appropriate.

Mr. Holtzinger stated he does not have any recommendations of the conditions concerning the plan.

John & Deborah Winand

SALD # 2020-07

Fish & Game Road

Preliminary/Final Subdivision Plan

Robert Sharrah, Sharrah Design Group, Inc., discussed the comments on the review reports from Gannett Fleming, Inc., the Adams County Office of Planning and Development and from Land & Sea Services. The Planning Commission, Mike Mehaffey, Andrew Merkel and Susan Smith discussed the outstanding conditions.

Based on the many outstanding conditions that need addressed, the Planning Commission made a motion by Mr. Shank and a second by Ms. Wooters to table the plan until some of the issues were addressed. The motion was carried unanimously.

2017 Lemmon Trust FBO ELL

Carlisle Pike

Final Subdivision Plan

The Planning Commission reviewed the revised plans dated July 30, 2020 and the Gannett Fleming, Inc. review report dated September 3, 2020.

Ted Pluto, Brehm-Lebo Engineering, commented on the revised corrections pertaining to the review report from Gannett Fleming, Inc.

On a motion by Mr. Shank and a second by Ms. Wooters, the Planning Commission made a recommendation of a Modification of Section 22-306.A(30) regarding the Hydric Soils Report related to No. 5 of the Gannett Fleming Plan Review report dated September 3, 2020. Motion was carried unanimously.

On a motion by Mr. Shank and a second by Ms. Wooters, the Planning Commission recommended conditional approval of the 2017 Lemmon Trust FBO ELL subdivision plan, #2020-05, motion carried unanimously. The conditional approval was based on the plan revisions dated July 30, 2020 and the Gannett Fleming, Inc. plan review letter dated, September 3, 2020 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).
6. 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(10). We note the existing on-lot septic system testing and will defer to the Township and its Sewage Enforcement Officer to process as appropriate.
7. We recommend that a Lot Merger Agreement be prepared and executed for the combination of Lot 1B and Lot 2B to ensure that they become an integral, non-separable tract of land following this subdivision.

We will ask at the Board of Supervisors Meeting or by letter if the participants agree to the conditions of the plan.

On a motion by Mr. Shank and a second by Ms. Wooters, was recommended to have Chairman John Biese complete and sign the Planning Module to be submitted to the State on behalf of the Planning Commission, motion carried unanimously.

Jeffrey and Deborah Seibert

SALD # 2015-08

Nell Road

Subdivision Plan

The Planning Commission and Susan Smith, Township Solicitor, addressed some concerns regarding the driveway sight distances, Homeowners Agreement, Reading Township Adams County Installation Agreement, Property Owners Agreement, Declaration and Restrictions of Nell Road Association, and By Laws for Nell Road Homeowners Association.

Discussion was held in regard to Provisions for non-payment of use of the facility, permits, easements (sewer, sewer water), who is responsible for repair and maintenance of the utility easement, maintenance, repair costs, spray irrigation, yearly costs, and bonds.

The Gannett Fleming Inc. review report dated September 9, 2020 was reviewed by the Planning Commission and Clark Craumer, LLC. After a discussion on each comment in the review report, a motion was made by Mr. Shank and a second by Ms. Wooters to table the plan until some of the outstanding comments can be addressed. Motion was carried unanimously.

ZONING HEARING

There are no Zoning Hearing Board applications at this time.

MISCELLANEOUS

Andrew Merkel spoke about Heritage Historical resources and if anybody has any input to please provide the information to ACOPD.

The Planning Commission held a discussion regarding Mylar copies of Subdivision and Land Development plans. The township would like to maintain mylar copies of Subdivision and Land Development plans.

A template was created for the Lot Merger Agreement and can be distributed to engineers for completion.

A report from Adams County Conservation District regarding the Land Development for Valerie Lowe & Cheryl Pokorny was reviewed.

Acts 14, 67, 68, 127 Notification for New NPDES General Permit in regard to Chesterfield Subdivision will be provided to the BOS for review.

On a motion made by Mr. Shank and a second by Ms. Wooters, carried unanimously, the Planning Commission Meeting currently scheduled for October 5, 2020 is cancelled because there will not be a quorum in attendance.

PUBLIC COMMENT

There were no public comments.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:12 p.m. on a motion by Mr. Shank, seconded by Chairman John Biese.

Respectfully submitted,

Karen Mathna
Administrative Assistant