

Reading Township Planning Commission
Regular meeting

December 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 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, Gary Sauble, Greg Heefner, George Wolf, Valerie Lowe, Michael & Brenda Wine, Emmert Hartzell, Matt Spahr, John Hess, Phil Garland, Jason Phillips and Rob Sebright.

The November 6, 2019 minutes were approved as written on a motion by Mr. Shank and a second by Mr. Bowen, motion carried unanimously.

PUBLIC COMMENT

There was no public comment at this time.

SUBDIVISION & LAND DEVELOPMENT

Valerie Lowe - Brook-Owen Real Estate

1079 Turkey Pit Road
General Questions-Subdivision

Ms. Lowe presented the Planning Commission with sketch plans and an ingress/egress deeded easement dated October 7, 2019 for the farm property located at 1079 Turkey Pit Road. Her concern is the ability to build a farm worker tenant home because a home is already located on the property. At issue is the property has no road frontage which does not permit subdivision for a second home. The Planning Commission provided a few possibilities to take into consideration which included purchasing enough road frontage in accordance with Township Ordinance that would allow a subdivision to be considered. Another option would be the possibility of filing for a Zoning Hearing Board Special Exception for Farm Worker Housing. Attorney Smith clarified that any options presented by the Planning Commission are not binding, but as an advisory capacity only and this type of decision for Special Exception would be determined by the Zoning Hearing Board. Chairman Biese recommended Ms. Lowe stop at the Township office and review the procedure for Special Exception and Farm Worker Housing.

Hampton Heights Phase 4

SALD #2019-03

Lexington Land Developers
Final Land Development Plan

The Planning Commission received the application, site plan, supporting documents and comment review reports for a Phase IV of Hampton Heights Development. The plan is to develop 16.78 acres into 24 residential lots, 1 open space lot, and 2 residual lots based upon the plan submitted. Mr. Mains stated all reviews have been completed and evaluated. There are still several technical issues that need to be addressed and he has been working with Mr. Hill on some that pertain to low pressure grinder pumps and the responsibility placed on the homeowners. Mr. Mains also mentioned the general notes page and the Developers Agreement will need to address fire hydrants being the responsibility of the Home Owners Association and designate the responsibility of the grinder pumps to the property owner. With regards to the Modification Request Waiver, this is similar to Phase III and he finds no issue with the request. Mr. Merkel also raised concern of the grinder pump issues and the access to the open space being dedicated due to the easements placed on the property. Attorney Smith stated all utility easements must be in place and evaluated to determine access and Mr. Garland will examine this issue so access to the open space is readily available. A motion was made by Mr. Shank and second by Ms. Wooters to table the plan until a revised plan can be reviewed and the comment review reports updated, motion carried unanimously.

ZONING HEARING

There were no agenda items this month.

MISCELLANEOUS

Planning Commission Meeting Dates

The Planning Commission reviewed the calendar for 2020 to discuss and establish meeting dates and times. On a motion by Mr. Bowen and second by Ms. Shuman, the Planning Commission unanimously approved meeting the first Monday of each month beginning at 6:30 p.m. with the following exception:

Monday September 7, 2020 will be moved to Wednesday September 9, 2020

Hampton Ballfields

Emmert Hartzell presented to the Planning Commission a concept United 33 Hook and Ladder is working through where all the deeds for Hampton Fire House would be combined and then the property would be subdivided with approximately 7-acres donated to Reading Township for recreational use and the remaining 3-acres with the buildings to be retained by United 33 Hook and Ladder. Mr. Hartzell stated this concept would be presented to the Board of Supervisors at the December 16, 2019 meeting.

Rezoning Options

The Planning Commission received and reviewed the two Ordinances that will be presented at a public hearing to be held on Monday December 9, 2019. The one Ordinance amends the Zoning District text for the changes to R-1, R-1A and R-2. The other Ordinance is to amend

the Zoning District Map from recommendations made by the Planning Commission (32 parcels) and a private request (2 parcels). Attorney Smith responded to questions from the residents in attendance and explained and clarified the review process, public hearing procedure, proposed Ordinances being presented. Mrs. Wooters requested a stenographer be present at the public hearing and that fee be paid by the Township while any requests for transcripts be at the expense of the requestor. Mr. Holtzinger stated the Board of Supervisors will discuss this request at the Executive Session scheduled immediately following the Planning Commission meeting. Attorney Smith answered several additional questions from those in attendance regarding procedure in addition to explaining that the Board of Supervisors have the option to vote on each parcel separately including the two parcels that are being considered by a private request and the vote does not need to be an all-inclusive vote on the entire Ordinance under consideration. After receiving input from Attorney Smith, the Planning Commission on a motion by Mr. Bowen and second by Ms. Shuman agree to keep the original recommendation that was submitted to the Board of Supervisors for consideration of rezoning from the August 5, 2019 meeting for 32 of the 34 parcels being presented in the Ordinance and oppose the addition of the two parcels that were presented by private request to change from Land Conservation to Commercial/Industrial. Motion carried unanimously. On a motion by Mr. Bowen and a second by Mr. Shank the Planning Commission recommends the Ordinance amending the zoning ordinance to change the codes for the Low Density Residential Districts to R-1 and R-1A and the code for the Moderate Density Residential District to R-2 to proceed to the Board of Supervisors for review and consideration. Motion carried unanimously.

PUBLIC COMMENT

One resident expressed concern with the reduction of farmland in the local area as more farm property is being rezoned and the land is being built with homes and businesses and desires that Reading Township continue to preserve farmland. Another resident concluded the discussion by thanking the Planning Commission for their work this past year in the rezoning process.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:55 p.m. on a motion by Mr. Bowen and a second by Ms. Shuman; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant