

**READING TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 3, 2014**

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 John Biese, Gerald Shank, Dana Shuman, and Alicia Wooters. William Bowen was absent.

Those associated with Reading Township in attendance were Victor Neubaum, Esquire, Township Solicitor; P. Eric Mains, P.E. Township Engineer; Chris Caba, Comprehensive Planner for Adams County Office of Planning and Development; and Kelly Duty, Township Zoning/ Code Enforcement Officer.

Applicant/ public in attendance were Ronald Garis, Carl Bert, Debra Gray, Denise F. Smith, Bob Everett, and Don Everett.

August 4, 2014 minutes were approved as written on a motion by Mr. Shank and seconded by Ms. Wooters; motion carried unanimously.

PUBLIC COMMENT

There was no public comment.

SUBDIVISION & LAND DEVELOPMENT

DENISE F. SMITH; #2014-03

TURKEY PIT ROAD; LC;

ESTATE LOT & ADD-ON LOTS

Mr. Caba of ACOPD reviewed County comments dated August 27, 2014. Mrs. Duty reviewed staff comments dated August 26, 2014. Mr. Mains reviewed Township Engineer comments dated August 25, 2014. The applicant will need to do merger agreements for the add-on lots and the stormwater management plan will require an As-Built plan to be submitted to the Township following installation of the stormwater management system. Mr. Bert, applicant's agent, acknowledged all comments and is prepared to amend the plan as indicated in the comment letters. The Planning Commission then reviewed the Conditional Use application as it was submitted in conjunction with the Plan.

DENISE F. SMITH; #2014-01C

BOS; CONDITIONAL USE APPLICATION FOR ESTATE LOT:

The Planning Commission reviewed the application for the creation of a 15 acre estate lot on Turkey Pit Road in the Land Conservation District. The Planning Commission did not have any concerns with the creation of the proposed lot provided the applicant is able to meet all estate lot

regulations indicated in §27-503.B(2). On a motion by Mr. Shank and seconded by Ms. Shuman, the Planning Commission recommended approval of the conditional use as proposed; motion carried unanimously. The final plan will require revisions to comply with the reviewed comments. On a motion by Mr. Shank and seconded by Ms. Shuman, the Planning Commission tabled the plan; motion carried unanimously.

**J. LUTHER HOWE, JR.; #2014-04
HUNTERSTOWN-HAMPTON ROAD; LC/ AC;
2 LOTS; FINAL PLAN**

Mr. Mains reviewed Township Engineer comments dated August 21, 2014. Mr. Caba of ACOPD reviewed County comments dated August 27, 2014. Mrs. Duty reviewed staff comments dated August 26, 2014. Mr. Garis reviewed the comment letter he presented in response to the comments made by the Township Engineer, Adams County Planning Staff, and Township Zoning Officer. Mr. Garis acknowledged all comments and made amendments to the plan as indicated in the comment letters. On a motion by Ms. Shuman and seconded by Mr. Shank, the Planning Commission tabled the plan; motion carried unanimously.

**ROBERT EVERETT; #2014-05
ROUND HILL ROAD; AC;
2 LOTS; FINAL PLAN**

Solicitor Neubaum stated a note should be added to the plan indicating the creation of Lot 3 will use 4 development allotments and the development allotments cannot be resurrected by adding Lot 3 back on to the remainder lot. Mr. Mains reviewed Township Engineer comments dated August 20, 2014. Mr. Caba of ACOPD reviewed County comments dated August 27, 2014. Mrs. Duty reviewed staff comments dated August 29, 2014. Mr. Garis reviewed his comment letter dated September 2, 2014 he provided as a response to the comment letters discussed. Mr. Garis acknowledged all comments and had made amendments to the plan as directed by the comment letters. On a motion by Mr. Shank and seconded by Mr. Shuman, the Planning Commission tabled the plan; motion carried unanimously.

**JAMES & MARIE HEASLEY; #2014-02
2910 HUNTERSTOWN- HAMPTON ROAD
FINAL PLAN-; LC; 2 LOTS**

There was no additional information submitted on the plan. Chairman Biese updated the Zoning Officer on the plan. The plan will remain tabled until a Sewage Facilities Planning Module indicating perk tests on Lot 2 has been completed. There was no action taken on the plan.

TOWNSHIP CODE

STORMWATER MANAGEMENT CHAPTER 23: REVIEW FOR CONSISTENCY WITH SALDO REMOVED SECTION

Township Engineer, Mr. Mains, is going through the Subdivision and Land Development Ordinance section that was removed during codification. He has found all of the key items that need to be retained. He is currently working on integrating those items into the existing storm

water management chapter. Mr. Mains hopes to have a draft prepared for review soon. Mr. Mains stated it is a tedious process.

MISCELLANEOUS

INFORMATION PROVIDED TO THE PLANNING COMMISSION

The Planning Commission was provided with the following information:

1. LMMA Minutes – June 9, 2014 & July 14, 2014
2. PSATS News Bulletin (August 2014)
3. Adams Co. Hazard Mitigation Plan Update – Draft – Public Meeting 9/2/14 at 6:30pm
4. Townships Today Newsletter – Fall 2014.

There was no discussion on the above items.

Solicitor Neubaum discussed the dates of upcoming Planning Commission meetings. The November Planning Commission meeting is scheduled for Wednesday, November 5, 2014 due to the Planning Commission wanting Solicitor Neubaum available to attend their meeting. Solicitor Neubaum stated if the Planning Commission wanted him to attend the January Planning Commission meeting it would have to be scheduled for Wednesday, January 7, 2015. The Planning Commission concurred with the change of date.

ADJOURNMENT

The meeting was adjourned at 7:38 PM on a motion by Ms. Wooters and seconded by Ms. Shuman; motion carried unanimously.

Respectfully,
Kelly Duty
Zoning/ Code Enforcement Officer