

# **Reading Township Planning Commission**

## **Regular Meeting**

### **April 6<sup>th</sup>, 2015**

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 PM by Chairman John Biese. Planning Commission members in attendance were John Biese, Gerald Shank, Dana Shuman, and William Bowen. Planning Commission member Alicia Wooters was absent.

Associated with Reading Township in attendance were Bob Zangueneh, Reading Township Board of supervisors; Andrew Merkel, Senior Planner for Adams County Office of Planning & Development; Eric Mains, P.E. Township Engineer.

Public in attendance were Todd Lyons, Lyons Surveying LLC; Terry Seifert; Larry Miller; Lester Miller; Bonnie Warfield; Ira Reed; Steve Schoffstall.

March 2, 2015 minutes were approved as written on a motion by Mr. Shank and seconded by Mr. Bowen: motion carried unanimously.

### **Public Comment**

There was no public comment

### **Subdivision & Land Development**

**Hampton Plains Condo Association/Terry Seifert**  
**Hampton Drive; R-1; Existing;**  
**Dissolution of the Association**

Township Engineer, Mr. Eric Mains remarked that the development would qualify as a Townhome Community in the R1 district by special exception. After discussing possible options the Planning Commission members suggested Terry Seifert, Head of the Hampton Plains Condo Association, submit a Zoning Hearing Application to continue the process. A motion to table the discussion was made by Mr. Bowen and seconded by Mr. Shank; motion carried unanimously.

**Hillandale Farms Poultry Barn/Ira Reed  
AC; #2011-05  
Preliminary/Final Land Development Plan**

Ira Reed of Hillandale presented to the Planning Commission a land development plan retaining the previous poultry agro business use. Mr. Reed acknowledged the need to file a Zoning Hearing application. The Planning Commission members provided no negative feedback to the plan, and unanimously agreed that it appears to be a positive project for the township.

## **Zoning Hearing**

**Honey Locust Farms, LLC  
Zoning Hearing Application #2015-01Z  
Special Exception for Expansion**

Mr. Bross requested a special exception to convert an existing storage building to office space. The property is located at 2454 Stoney Point Road. The Zoning Hearing Board approved with no special exceptions needed.

## **Miscellaneous**

**Floodplain Amendment  
Review of Chapter 8 Draft Ordinance**

Township Engineer Eric Mains updated the Planning Commission on the draft of the Floodplain Amendment. A motion to forward the document to the Board Of Supervisors for drafting of the ordinance was made by Mr. Bowen and seconded by Mr. Shank; motion carried unanimously.

**Request for Park in Reading Township  
Bermudian Springs Elementary School  
Emily Ensor Petition**

A letter and petition requesting a public park in Reading Township from Bermudian Springs student Emily Ensor was discussed by the Planning Commission. Chairman John Biese volunteered to draft a response. A motion to forward the document to the Board Of Supervisors for consideration was made by Mr. Bowen and seconded by Mr. Shank; motion carried unanimously.

**Bonnie Warfield/Steven Schoffstall  
Lot Development Discussion/Sketch Plan**

Bonnie Warfield and Steven Schoffstall attended the Planning Commission meeting to seek guidance on subdividing a portion of property in the future, and the requirements on installations of driveway access. Planning Commission Chairman John Biese stated that he would research the existing plan for the property to see if additional subdivisions are permissible. The planning Commission provided general guidance on the steps involved and where to obtain needed information.

**Information Provided to the Planning Commission**

The Planning Commission was provided with the following information:

1. BOS March 16,2015Draft minutes
2. Adams County Green Infrastructure Fact Sheet
3. Reminder for Ag Land Preservation Meeting scheduled Monday, April 13<sup>th</sup> at 10AM in the Township Building

**Adjournment**

Meeting adjourned 8:19 PM on a motion that was made by Mr. Shank and seconded by Ms. Shuman; motion carried unanimously.

Respectfully submitted,

Dana Shuman

Planning Commission Secretary