

Reading Township Planning Commission
Regular meeting
September 7, 2016

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 William Bowen, Vice-Chairman, Gerald Shank, Dana Shuman and Alicia Wooters with Chairman Biese presiding.

Others in attendance included P. Eric Mains, P.E. of Gannett Fleming, Inc.; Attorney Victor Neubaum, Solicitor; Andrew Merkel, Senior Planner for Adams County Office of Planning & Development; Terry Sheldon, P.E., R.L.A.; Ron Garis of Beyond All Boundaries, LLC; Reg Baugher of Hanover Land Services; Ira Reed and Henry Heiser of Hillandale; Randy Hoover of TeamAg; Larry Miller and Lester Miller.

The August 1, 2016 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 at this time.

SUBDIVISION & LAND DEVELOPMENT

Hanover Land Services – Sketch Plan

Wolf Rd. & Germany Rd.

Evelyn Mark Property

Mr. Baugher presented a sketch plan to the Planning Commission with a concept for a subdivision of the Evelyn Mark property. His idea is to submit a single plan to the Planning Commission where lot #2 (approximately 2 acres) would be subdivided off of lot #1 this year and lot #3 (approximately 2 acres) would be subdivided off of lot #1 next year and have lot #3 become an “add-on” to lot #2 when completed. He would like to get single approval to do this, but record the lot #2 subdivision with the courthouse this year and the subdivision/add-on to be recorded next year. On the plat plan he would spell out the details and list lot #3 as a “future lot”. Mr. Merkel stated he is not in favor of this concept as it is used to bypass the Clean and Green regulations. After discussion with Mr. Mains and Attorney Neubaum, the Planning Commission gave general consent for Mr. Baugher to move forward, with the requirement that all the subdivision and zoning ordinances are met in addition to sight distances for the proposed driveway.

Fletcher Farm Ltd. #2016-01

Possum Hollow & Brough Hill Rd.

Final Subdivision Plan

The Planning Commission received and reviewed the revised final subdivision plan and supporting documents from Fletcher Farm Ltd. as presented by Mr. Garis. Mr. Merkel reviewed his comment

letter and requested input from Attorney Neubaum regarding page 2, points 1 & 2. After reviewing the comments, Attorney Neubaum stated those two issues are of no concern and the plan can move forward. Mr. Mains reviewed his comment letter from August 22, 2016 and stated all conditions are met with the exception of the signatures and seals. The Planning Commission also discussed the issue of a lot merger agreement. With no additional comments, the Planning Commission reviewed the issues that remain unresolved and the following conditions need to be finalized:

1. §22-304.A(16) & §22-306.A(27) The owner shall sign the plan prior to approval by the Township. All plans must have original signatures, seals and notarization. As a reminder, all sheets being recorded must include a separate signature block for the Board of Supervisors to sign.
2. §22-308.D Requires a lot merger agreement indicating both parcels shall be considered as one single tract for the purpose of subdivision. Attorney Neubaum stated that a fully executed legal document drafted by an attorney showing the conveyance of a single deed may be presented to the Board of Supervisors as an alternate option for review and consideration.

The Planning Commission reviewed these items with Mr. Garis who was in attendance at the meeting. On a motion by Mr. Bowen and a second by Ms. Shuman, the Planning Commission has given conditional approval of the final plan for Fletcher Farms Subdivision #2016-01 with the condition the two points listed above are resolved, and has recommended the final plan proceed to the Board of Supervisors for review; motion carried unanimously.

Fletcher Farm Ltd. #2016-02

Germany Road

Final Land Development Plan

The Planning Commission received and reviewed the revised final land development plan and supporting documents from Fletcher Farm Ltd. as presented by Mr. Sheldon. Mr. Merkel stated there were no remaining issues from his review letter. Mr. Mains stated that while his review letter references the 8/12/16 plan, a revised plan was received on 8/31/16 which has addressed several issues from his review letter dated 8/22/16 and wants to bring the Planning Commission current. With no additional comments, the Planning Commission reviewed the issues that remain unresolved and the following conditions need to be finalized:

1. §22-304.A(16) & §22-306.A(27) The owner shall sign the plan prior to approval by the Township. All plans must have original signatures, seals and notarization. As a reminder, all sheets being recorded must include a separate signature block for the Board of Supervisors to sign.
2. §22-306.B(10) The Sewage Planning Module for land development must be approved by the PA Department of Environmental Protection.
3. §22-701 A Modification Request Waiver must be presented to the Board of Supervisors for consideration and approval to satisfy the plan scale issue.
4. §23-308.I & §23-401.E(24) An NPDES permit must be submitted, reviewed and approved by the Adams County Conservation District and the Department of Environmental Protection. This will satisfy the requirement for an Operation & Maintenance (O&M) Agreement, as the

PA Department of Environmental Protection template for an O&M will be used as part of the permit closure (termination) procedure.

5. §22-516 & §23-503 A Public Improvement Bond/Surety in the amount of \$28,423.45 must be provided to the Township to ensure the completion of the proposed stormwater and erosion Control related facilities and control measures.

The Planning Commission reviewed these items with Mr. Sheldon who was in attendance at the meeting. On a motion by Mr. Bowen and a second by Mr. Shank, the Planning Commission has given conditional approval of the final plan for Fletcher Farms Land Development #2016-02 with the condition the five points listed above are resolved, and has recommended the final plan proceed to the Board of Supervisors for review; motion carried unanimously.

Larry/Lester Miller #2016-03

Carlisle Pike

Preliminary/Final Land Development

The Planning Commission received and reviewed the land development plan application, plat plan, and other supporting documents from Larry & Lester Miller as presented by Mr. Hoover. The Planning Commission received comment review reports from Mr. Merkel and Mr. Mains and heard their updates on the proposed plan. Due to the number of outstanding issues that need updated and the need for a revised plat plan that will address these issues, Mr. Shank made a motion to table the plan. Ms. Wooters seconded the motion; motion carried unanimously.

The Planning Commission received a Modification Request Waiver from Larry & Lester Miller requesting to proceed immediately to the final plan. On a motion by Mr. Shank and a second by Ms. Wooters, the Planning Commission has given approval for the Modification Request Waiver to proceed to the Board of Supervisors for consideration; motion carried unanimously.

ZONING HEARING

No agenda items for this month.

MISCELLANEOUS

Garry Wilt, administrative assistant, gave an update to the Planning Commission on the preliminary land development plan for Hillandale Farms (#2015-09). The final conditions for the plan are almost complete, simply a matter of waiting for the Adams County Court House, Recorder of Deeds Office to return to the Township the recorded Operation & Maintenance Agreement. The final step will be obtaining signatures from the Planning Commission and Board of Supervisors. Hillandale Farms is planning on moving directly into the final land development plan at the October Planning Commission meeting. Mr. Reed and Mr. Heiser asked if there were any other major concerns that may delay the plan. At this time the Planning Commission is unaware of any major conditions that may be an issue. Hillandale is aware of the plan submission requirements and deadlines for the October meeting in accordance with §22-305.A. and Mr. Hoover will submit the required documents.

PUBLIC COMMENT

Chairman Biese mentioned he received a letter concerning pipeline safety and upcoming seminars. The letter was distributed to the members for review of the dates and times. Mr. Merkel updated the Planning Commission on the status of the “rec plan document” being drafted to amend the “fee-in-lieu-of” plan. He stated the next step is for the Planning Commission to recommend at least three to five people to the Board of Supervisors to consider who will serve on the committee and meet with those who are drafting the plan. Chairman Biese stated he will work on contacting some people to determine their level of interest.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:45 p.m. on a motion by Mr. Shank and seconded by Mr. Bowen; motion carried unanimously.

Respectfully submitted,
Garry R. Wilt
Administrative Assistant