

**READING TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
APRIL 7, 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, William Bowen, Gerald Shank, and Dana Shuman. Alicia Wooters was absent.

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

Applicants/ public in attendance were Timothy E. Myers, Kathleen Myers, Joe Lemmon, Elaine Lemmon, Allen Small, William Inskip, Cyril McMaster, Thomas Bross Jr., Tiffany Bross, Tom Bross III, Linus Fenicle, Ira Reed, Henry Heiser, Doug Black, and Todd Black.

March 3, 2014 minutes were approved as written on a motion by Mr. Bowen and seconded by Mr. Shank; motion carried unanimously.

PUBLIC COMMENT

There was no public comment.

SUBDIVISION & LAND DEVELOPMENT

TIMOTHY E. MYERS & KATHLEEN A. MYERS; #2014-01

BROUGH HILL ROAD

AC; 2 LOTS; FINAL PLAN

The Township Engineer reviewed his letter dated April 2, 2014, which stated the remaining items include submission of the Sewage Facilities Planning Module and review of comments from the County and Township Zoning Officer. Mr. Merkle stated Adams County Department of Planning and Development did not receive a revised plan but based on looking at the plan at the meeting everything appears to be addressed. The Zoning/ Code Enforcement Officer stated the revised plan addressed staff comments. Ms. Duty stated if it was the Planning Commission's wish, the plan could be given conditional approval upon submission of the Sewage Facilities Planning Module and the plan being signed and notarized. The Township Solicitor stated the plan warrants conditional approval. On a motion by Mr. Bowen and seconded by Mr. Shank, the Planning Commission recommended approval of the final plan conditioned upon the following:

1. Reading Township to review, sign, and submit to DEP the Request for Planning Waiver

- & Non-Building Declaration; (SALDO 306-B.10)
2. The plans must be signed and notarized; (SALDO 306-A.27)
; motion carried unanimously.

**HILLANDALE 94 FARM POULTRY BARN; #2011-05
CARLISLE PIKE; AC;
PRELIMINARY/ FINAL LAND DEVELOPMENT PLAN**

Ira Reed of Hillandale generally reviewed the revised submission of the Hillandale 94 Farm Poultry Barns Land Development Plan. In addition to the revised plan, Hillandale submitted the approved Odor Management Plan and Nutrient Management Plans. The revised Land Development Plan proposes removal of all existing structures except the dwelling and the construction of two 470'x50' two story high, aviary houses, a processing building, and a generator building. This new proposal would result in 133,000 birds.

Mr. Reed stated the volume calculations done by the Zoning Officer were incorrect due the build height which should be 33ft. Due to this incorrect information, the volume calculations were misleading in that the proposal continues to indicate an expansion in volume. The expansion issue is the overall concern due to the Zoning Hearing Board placing a "no further expansion of the turkey operation" condition on approval when the lot was created by variance.

The initial proposal was for a single 60,000 square foot building with a total of 390,000 birds. There is approximately 67,000 square feet of existing buildings, the original proposal reduced the buildings to approximately 60,000 square feet and this revised Land Development Plan would reduce it to approximately 52,700 square feet of buildings.

Mr. Biese stated the main concern of the Planning Commission was and still is the expansion of volume issue. Mr. Mains reviewed his comment letter dated April 1, 2014, which included the Penn DoT Highway Occupancy Permit, Sewage Facilities Planning Module and Stormwater Management. Mr. Merkle reviewed County comments dated April 7, 2014, which included the reduction of Animal Equivalent Units (AEUs) with the current proposal, the use (agribusiness operation) of the property is not changing, and the County does not believe Special Exception approval by the Zoning Hearing Board is necessary. Township staff, the Zoning Officer, reviewed comments dated March 24, 2014, which included the plan should be labeled Preliminary/ Final Land Development Plan, the applicant still needs to provide a Water Feasibility Study, and adjustments are required for signature blocks for the Board of Supervisors, Adams County Planning Commission, and the Reading Township Planning Commission.

Attorney Fenicle, for those opposing the LDP, stated this plan is a New Agribusiness Operation and must go to the Zoning Hearing Board. Victor Neubaum, Township Solicitor, stated SALDO 303. B states there must be Zoning Ordinance compliance. The Zoning Hearing Board legally created the non-conforming Agribusiness use lot by Variance with the condition the existing turkey operation could not be expanded. Therefore, it is reasonable for the Planning Commission to look at volume for expansion even though the Agricultural Conservation District does not limit the height of agricultural buildings.

Attorney Heiser for Hillandale does not agree the proposal is expansion due to the fact the

Agricultural Conservation District does not limit the height of agricultural buildings. Attorney Heiser questioned the need to go to the Zoning Hearing Board. Solicitor Neubaum stated Hillandale could proceed with a Special Exception for an Agribusiness Operation and an interpretation for the “no further expansion” condition. Solicitor Neubaum stated Hillandale would not need to prove much in order to comply with the Agribusiness Operation regulations because the lot was legally created via Variance and that they have done most of their homework for the Land Development Plan.

Based on comment letters submitted by the Township Engineer, Adams County Office of Planning and Development, and Township staff the Land Development Plan still needs revision. On a motion by Mr. Shank and seconded by Ms. Shuman the Planning Commission tabled the plan; motion carried unanimously.

CODIFICATION

SCOPE OF WORK

The Planning Commission reviewed the memorandum the Zoning/ Code Enforcement pulled together that lists various ordinance items that were discussed in the past but not addressed at the time. The memorandum items require closer review, possible amendment, and work by the Planning Commission. During the codification process these items were put on hold. The memorandum listed: attached accessory dwelling units, encourage development in the commercial/ industrial zoning district, urban chickens, agri-tourism, truck prohibition on certain streets defined, Subdivision & Land Development Ordinance on the removal of the Stormwater Management section, fireworks regulations, and agribusiness regulations. The Planning Commission decided to address the Subdivision & Land Development Ordinance on the removal of the Stormwater Management section and the agribusiness regulations in the Zoning Ordinance for compliance with the State ACRE Law.

MISCELLANEOUS

DEP GENERAL PERMIT FOR BANK RESTORATION

65 BRAGG DRIVE – ZIMMERMAN

The Planning Commission reviewed the Zimmerman application to DEP for General Permit – GP3 for stream bank protection. The purpose of the notice is to inform the Township of the property owner’s intent to apply for the permit and to give the Township an opportunity to review based on sound land use practices and planning efforts while considering the comprehensive plan and zoning ordinance. From this perspective the Planning Commission is in support of the stream bank safeguards which prevent the washing way of the bank and sedimentation of the Lake. The Planning Commission did not have any comments beyond acknowledging the repair and maintenance is necessary to keep the Lake healthy. On a motion by Mr. Bowen and seconded by Ms. Shuman, the Planning Commission stated they had no comments to submit to DEP for the General Permit, GP-3; motion carried unanimously.

INFORMATION PROVIDED TO THE PLANNING COMMISSION

The Planning Commission was provided with the following information:

1. BOS Draft Minutes: 3/17
2. Met-Ed Street Light reporting
3. Adams Co Real Estate Market Report
4. ACOPD change to County Community Assistance Planning Program Letter
5. Townships Today
6. Penn State Extension: Land Use Decision-making Winter/ Spring 2014 Webinar Series
7. Penn State Extension: Recorded Sessions
8. SR94 & SR394 Intersection Improvements Meeting Minutes from Penn DoT Consultant
9. Adams Co: Atlas available from county for \$10
10. Lake Meade Municipal Authority Feb. 10, 2014 Meeting Minutes
11. Adams County Radio System Project Meeting Notes
12. PSATS: The Twp Planner

Mr. Shank asked Mr. Merkle to explain the change in the County's Community Assistance Planning Program, that was until now, billed to the participating municipalities on a monthly basis. Mr. Merkle stated the Adams County Office of Planning and Development will now provide the basic planning services at no cost, but bill on product or on a project base. This means staff will continue to attend meetings, offer advice, and review items at no cost to the Township. However, the large projects such as comprehensive plans, ordinance creation and other such documents would be billed based on the depth of work. Mr. Merkle also stated the Adams County road atlas can be purchased for \$15 each. Three of the Planning Commission members are interested in purchasing their own copies.

There was no additional discussion on the above items.

ADJOURNMENT

The meeting was adjourned at 8:00 PM on a motion by Mr. Bowen and seconded by Mr. Shank; motion carried unanimously.

Respectfully,
Kelly Duty
Zoning/ Code Enforcement Officer