

**Reading Township Planning Commission**  
**Regular meeting**

January 9, 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 Gerald Shank, Alicia Wooters, William Bowen and Dana Shuman 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; Jack Powell, PE; Attorney John Herrold; Casey Deller, Engineer Nutech Design; Todd Lyons, Lyons Surveying, LLC; Robbie Seabright, Ladd Mummert and Kevin Holtzinger.

The annual organization of the Planning Commission was discussed. On a motion by Mr. Bowen and seconded by Mr. Shank, the Planning Commission members will hold the same offices (John Biese, Chairman; William Bowen, Vice-Chairman; Dana Shuman, Secretary); motion carried unanimously.

The December 5, 2018 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 at this time.

**SUBDIVISION & LAND DEVELOPMENT**

**Ladd Mummert**

**1115 Group Mill Road**

General Questions - Subdivision/zoning

Mr. Mummert was in attendance at the August 2018 Planning Commission meeting to present a deed for the above-mentioned property that describes Tract #1 and Tract #4 separately and requesting information on subdividing the two tracts. Mr. Mummert would like to sell Tract #4 containing 49.494 acres and is requesting legal interpretation as to whether this type subdivision and subsequent sale requires a formal subdivision plan submission due to the current wording and separation of the individual tracts within the deed. Upon reviewing the submitted deed, Attorney Neubaum recommended to the Planning Commission not to allow the subdivision to proceed as the wording is based on survey markings only.

At this time, Mr. Mummert is seeking input whether the Planning Commission would accept a formal subdivision plan to divide the two tracts as presently listed on the deed. His desire is to place the main parcel of land into the Land Preservation Program and the ranking is higher if the 49.494-acres is separated from the main parcel. Mr. Merkel explained the different types of programs available for agricultural land and the general parameters for ranking. After receiving input from attorney Neubaum and Mr. Mains it was suggested Mr. Mummert proceed

with submitting a formal subdivision plan for review and to provide information on the plan that the subdivided parcel will remain agricultural use only and a non-building waiver form B would be filed with the Department of Environmental Protection, with the understanding this does not guarantee acceptance, only that it will be reviewed by all parties.

**Joan Kennan c/o Jack Powell, PE**

East Berlin Road

Sketch Plan

Mr. Powell presented the Planning Commission with a sketch plan proposing to subdivide the 227.9-acre parcel belonging to Joan E. Kennan in the Agricultural Conservation District into a 177.9-acre parcel and 50.0-acre parcel using the existing shared driveway. He provided a brief historical overview of the parcel and the desire of Ms. Kennan to place the 50.0-acre parcel into the Land Conservancy Program. Some concerns expressed by Mr. Powell include the shared driveway, no public road access to the 50.0-acre parcel, and no recorded easements on the deeds of the surrounding land owners or on the original recorded plan for the parcel. After receiving input, it was recommended that Mr. Powell proceed with a Zoning Hearing Board variance request due to the road frontage issue as the first consideration in the process.

**Delores N. Nolt #2018-05**

Lake Meade Drive

Final Subdivision Plan

The Planning Commission received the application, site plan, supporting documents and comment review reports for a proposal to involve the creation of (2) separate lots (Lot 169A and Lot 169B) from a 0.5016-acre property (Lot 169) currently owned by Ms. Nolt. The proposal includes Lot 169A continuing as Lot 169 and Lot 169B added to the adjacent Lot 168 as an integral part of that tract increasing Lot 168 to 0.5839-acre and decreasing Lot 169 to 0.4159-acre. All lots are within Zoning District R-2A located within Lake Meade. Mr. Mains and Mr. Merkel reviewed their comment reports. After receiving input and on a motion from Mr. Bowen and second by Ms. Shuman the plan was tabled pending the following items be submitted at the next Planning Commission meeting on Monday February 4, 2019:

- Revised subdivision plan with completed updates from the comment review report dated December 4, 2018 be submitted to Mr. Mains for review and issuance of a final comment review report.
- Lot Merger agreement be provided for review.
- Planning Waiver & Non-Building Declaration be provided for review.
- Documentation from Lake Meade Property Owners Association stating the proposed lot addition meets all applicable requirements for review.

Motion carried unanimously.

## ZONING HEARING

No agenda item this month.

## MISCELLANEOUS

### **Annual Planning Commission Report**

The Planning Commission received and reviewed the Annual Planning Commission Report to be presented to the Board of Supervisors which overviews the work performed by the Planning Commission during the calendar year of 2018 in accordance with PA Municipal Planning Code Section 207(a). On a motion by Mr. Bowen and seconded by Mr. Shank, the Annual Planning Commission Report is to be signed by Chairman Biese when the word “declined” is changed to “denied” and submitted to the Board of Supervisors for review at their next scheduled meeting; motion carried unanimously.

### **Zoning District General Presentation**

On behalf of Mr. Holtzinger, Attorney Herrold and Mr. Deller presented to the Planning Commission two concepts to increase the Commercial District and/or the R-1 District along Route 234 based upon the sketch maps provided. Mr. Holtzinger stated that due to the developments on the south side of Route 234 the farm land adjoining the developments has been devalued and his desire is for changes to zoning so the farm land has the potential to be sold to developers. Attorney Herrold and Mr. Deller inquired as to how to proceed and the duration until this will move forward. Chairman Biese stated the next item on the agenda tonight is to discuss this concept and develop a review team. Chairman Biese and Attorney Neubaum would like to see future sketch maps from Mr. Holtzinger include the acreage of all the parcels shown and the location of public water and sewer. Mr. Merkel stated Adams County Office of Planning and Development can also assist in this process.

### **Zoning District Review/Development of a Working Group**

At the December 2018 Planning Commission meeting Chairman Biese asked the Planning Commission to consider any areas where growth may be expected by examining the current Township Zoning Map and the Eastern Adams County Joint Comprehensive Plan Maps. Based upon the request from Mr. Holtzinger and the current Zoning District Map being adopted in 2000 and amended in 2008 it would be good to start such a review and develop a group consisting of the Planning Commission, Ms. Weaver and Mr. Sauble from the Board of Supervisors; in addition to Mr. Merkel from ACOPD and a representative from Gannett Fleming. After a time of discussion, it was decided to meet the third Thursday of each month beginning at 6:30 p.m. with the first meeting to be held on January 17, 2019. Mr. Merkel is asking that any questions or request for information be submitted to him in a timely manner so appropriate research may be conducted prior to each meeting.

### **Recreation Plan Document**

Mr. Merkel presented the Planning Commission with a revised copy of the Comprehensive Outdoor Recreation Plan and proposed Ordinance changes (§22-415, §22-513, §22-905(I)) and a Resolution containing the fee-in-lieu-of and land dedication amounts for consideration. Attorney Neubaum stated the deed for the Hampton Fire Company has not yet been conveyed

to Reading Township. After a brief discussion of the proposed changes based on the email from Mr. Merkel and the need to allow public comment at the January 21, 2019 Board of Supervisors meeting, Mr. Shank made a motion to table the discussion. Ms. Shuman seconded and the motion to table the discussion carried unanimously.

#### **PUBLIC COMMENT**

Concern was voiced about Dollar General not having running water and the use of a “Port-a-Potty” since the beginning of the year. Mr. Wilt is requested to notify the Township Sewage Enforcement Officer and the Township Zoning Officer to investigate.

#### **ADJOURNMENT**

There being no further business, the meeting adjourned at 8:30 p.m. on a motion by Mr. Shank and a second by Mr. Bowen; motion carried unanimously.

Respectfully submitted,  
Garry R. Wilt  
Administrative Assistant