

**READING TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MARCH 2, 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 P.M. by Chairman John Biese. Planning Commission members in attendance were John Biese, William Bowen, Gerald Shank, Dana Shuman and Alicia Wooters.

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

Applicant/ public in attendance were Mitch Nace, Amanda Nace, Bill Nace, Donna Nace, Brian Linsenbech, Thomas Bross, IV, Terry Seifert, and Jeff Seifert.

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

PUBLIC COMMENT

**ZEIGLER BROTHERS MILL
BOROUGH OF EAST BERLIN
LAND DEVELOPMENT IN BOROUGH**

No one with Zeigler Brothers Mill attended the meeting. The Planning Commission looked at the aerial photo, sent via email, of the Zeigler Brothers Mill where a 10,000sf expansion is proposed. The Planning Commission stated something of this nature should not need to be reviewed by Reading Township. The applicant should proceed with East Berlin Borough review and approval then bring the approved Land Development Plan to the Township to request the Township waive review.

**HAMPTON PLAINS CONDO ASSOCIATION;
HAMPTON DRIVE; R-1; EXISTING;
DISSOLUTION OF THE ASSOCIATION**

Terry Seifert head of the Hampton Plains Condo Association attended the Planning Commission meeting to present the sketch plan for the dissolution of the association and create single ownership dwellings. Ms Seifert presented a document showing all association members want to dissolve the Condo Association. The Township Engineer stated the Condo Association has done their homework. Now this sketch should be reviewed to recommend what, if any, Special Exception and or Variance(s) they would need to obtain from the Zoning Hearing Board. There will need to be easements for owners to access common elements, such as utilities. By seeing where various things are and seeing the dimensions of the structures and lots the Planning Commission is now in a much better position to recommend, following review, how to properly proceed.

SUBDIVISION & LAND DEVELOPMENT

**NACE; WHITE HORSE FARM
5896 CARLISLE PIKE
TWO TRACTS; ONE DEED**

Mr. Linsenbech stated Donna Nace owns two tracts, separated by Route 94, and acquired at different times but placed on a single deed for the convenience of one tax ticket. The combination of lots was not formally done with permission of the Township. This practice is allowed in the Adams County Recorder's Office and Assessment Office. The lots are described separately in the deed and referenced as tract 1 and tract 2. On a motion by Mr. Bowen and seconded by Mr. Shank the Planning Commission recommended the Board of Supervisors determine submission of a subdivision plan for the separation of tracts 1 and 2, owned by Ms. Donna Nace, is not necessary because the tracts were not formally merged into one with Township approval; motion carried unanimously. The applicant will need a letter from the Board of Supervisors stating their decision on the matter.

ZONING HEARING BOARD APPLICATION

**HONEY LOCUST FARMS, LLC; #2015-01Z
2454 STONEY POINT ROAD
SPECIAL EXCEPTION FOR EXPANSION OF
LEGAL NON-CONFORMING USE**

Ms. Duty stated she has been in discussion with Mr. Bross about converting an existing storage building to office space for the expansion of the existing Honey Locust Farms agricultural trucking business. The Zoning Ordinance permits expansion of a legal non-conforming use via Special Exception. The applicant's attorney questioned if a Special Exception was needed since the property has a non-conforming use. The Zoning Officer stated the use of the structure was storage which is an expected accessory use to normal agricultural practices. The Township Solicitor stated the applicant should determine the volume/ area and define where the legal non-conforming use occupies. Then proceed with their request and they should find that their request would allow them plenty of leeway. On a motion by Mr. Bowen and seconded by Mr. Shank the Planning Commission recommended the Special Exception for approval as applied for with the Zoning Hearing Board finding the expansion falls under Zoning Ordinance regulation and requests the Zoning Hearing Board define the area devoted to the non-conforming use; motion carried unanimously.

MISCELLANEOUS

CHAPTER 8 FLOODPLAINS

The Planning Commission reviewed the proposed amendment to chapter 8, Floodplains of the Township Code. The Township Engineer and the Zoning/Code Enforcement Officer reviewed the recommended ordinance and Chapter 8, line-by-line for necessary revisions. The recommended revisions were reviewed. On a motion by Mr. Bowen and seconded by Mr. Shank

the Planning Commission recommends the amendment be placed in Ordinance form; motion carried unanimously.

ADAMS COUNTY FUNCTIONAL ROAD CLASSIFICATION

Andrew Merkle, ACOPD, state the only effect of the roadway reclassification for Reading Township is SR 94. This would change its current classification to principal arterial, which in turn places it on the national highway system. This change is a direct result of the volume of traffic SR 94 now handles. On a motion by Mr. Bowen and seconded by Mr. Shank the Planning Commission did not have any comment; motion carried unanimously.

ADAMS COUNTY LAND PRESERVATION

The Zoning/ Code Enforcement Officer as well as Mr. Shank and Chairman Biese attended an educational meeting on preserving and protecting lands of Adams County. There was recently an amendment to the Agricultural Land Easement Program that allows for unique purchase situations where the Townships can work with the County to preserve lands that have a 50% or better ranking in the program but did not rank high enough for sole-County funding. The County is encouraging Township to partner with them to purchase preservation easements. Chairman Biese and Mr. Shank stated this is a very important resource to Reading Township. Chairman Biese asked a detailed and educational question and answer meeting be set-up with the Board of Supervisor, the Planning Commission, Adams County Agricultural Land Preservation and the Land Conservancy of Adams County. All Planning Commissioners were in agreement a meeting was necessary.

INFORMATION PROVIDED TO THE PLANNING COMMISSION

The Planning Commission was provided with the following information:

1. BOS February 16, 2015 Draft Minutes
2. Ag Issues Breakfast: 3/10 @ 7:15am
3. 2014 Adams County Real Estate Market Report
4. Chesapeake Bay Foundation: Best Practices Guide
5. PSATS NewsBulletin

There was no discussion on the above items.

ADJOURNMENT

The meeting was adjourned at 8:05 PM on a motion by Mr. Bowen and seconded by Mr. Shank; motion carried unanimously.

Respectfully,
Kelly Duty
Zoning/ Code Enforcement Officer