

REGULAR MEETING
October 21, 2019

The regular meeting of the Reading Township Board of Supervisors was held at the Township Building and called to order at 6:11 pm by Kevin Holtzinger, Chairman. Vice Chairman Greg Heefner and Gary Sauble were present with Chairman Holtzinger presiding over the meeting.

Others in attendance included Susan Smith, Solicitor, Law Offices of Susan Smith; Eric Mains, Engineer, Gannett Fleming; Gary Bullock, Emergency Management Coordinator; Jason Grim, Kim Dissinger, Public Works Department; Bill Ceravola, Officer in Charge; Gerald Shank and Alicia Wooters, Planning Commission; Mike Thomas, Northeast Adams Fire & EMS; Jason Phillips, United Hook and Ladder; Nancy Stimer and Barbara Smith, Township Auditors; Pauline Brodbeck, Louanne and Jeff Megonnell, George Wolf, Chuck and Julie Williams, Harold Ruppert, Robby Sebright, Becky and Mark Mitchell, Monica Schryver, Clarence Wooters, Randy Hoover, Rodney Hollabaugh, Gary Myers, Carolyn and Frank Taylor, Gail Bixler, Jason Mleczo, Alex and Andrea Velasquez, Wes Warehime, Randy Day, Stephen Engelhardt, Josh Nelson, Cody Mummert, Charles Fowler, Brad Leatherman, Jake Flickinger, Shane Miller, Brad and Amy Adams, Brian and Stehanie Oyler, Allen Judkins, Mark Lawton, Dean Waders, Ryan and Mandy Geringer, John Phillips, Matt McKain, Adam and Kelly Rumley.

Pledge of Allegiance led Chairman Holtzinger.

Minutes of September 16th Regular Meeting were approved with corrections on a motion by Mr. Heefner, seconded by Mr. Sauble; motion carried unanimously.

Minutes of October 10th Special Meeting were approved with corrections on a motion by Mr. Heefner, seconded by Mr. Sauble; motion carried unanimously.

Minutes of October 17th Budget Meeting were approved on a motion by Mr. Heefner, seconded by Mr. Sauble; motion carried unanimously.

ANNOUNCEMENTS

Chairman Holtzinger introduced Mr. Heefner as the new board member replacing Marcia Weaver who resigned at the September 16th Board of Supervisors meeting. Mr. Heefner stated it is nice to see all the people who are attending the meeting and their involvement in the community. He stated he will be available to anyone with any concerns or questions they may have.

Chairman Holtzinger also introduced Attorney Susan Smith as the new Township Solicitor replacing Victor Neubaum. Attorney Smith stated she appreciates serving the Township and working with the Supervisors. She stated she has been serving Municipalities for over twenty years and was a professional land planner previously.

PUBLIC COMMENT

Jason Phillips wished Chairman Holtzinger a happy birthday. Mr. Phillips also questioned Attorney Smith as to what law firm she works with. Attorney Smith stated she has her own law firm since 2007.

John Phillips, Cumberland Township, stated he is running for Adams County Controller and if anyone would like more information of what that consists of, they can speak to him after the meeting.

The following comments were made concerning a proposal to rezone a piece of Chairman Holtzingers land to Commercial/Industrial:

Charlie Fowler Hampton Heights-Is there a potential motion to develop the land across the street from Hampton Heights development for Industrial Use and if so, what is the logic for Industrial Use and benefit. Is it a conflict of interest since Chairman Holtzinger is on the Board?

Chairman Holtzinger-Not if I abstain from voting.

Attorney Smith-This issue is a legislative one which is a proposal to amend the zoning map and zoning ordinance. Public Comments are not the time to go before the Board to have an exchange of information. When the proposal is put before the Board for action or before the Planning Commission for review and recommendations the public can offer their comments. Before any action is taken there will be a public announcement made, public hearing held, maybe more than one, and people are invited to come and participate in public hearings and offer their comments. Because what is being discussed is a legislative change, the adoption of zoning ordinance or zoning matter you can talk to anybody as may your Board. You can contact the Board members directly or the staff.

Charlie Fowler-He is an employer in the area and employee's 600 people in light industry. There is less than 5% unemployment rate in that market. Creating an industrial area, the jobs are not for people that live here but people coming from different area's coming into our community. There is no value in changing to Industrial and only a drain on their property.

Frank Taylor, Hampton Heights-What is most likely going to be developed on that property?

Attorney Smith-That is a question to be asked of the Planning Commission or Zoning Officer. The uses of the land will be listed in the ordinance depending on what the property is zoned.

Jason Mleczo, Hampton Heights-The overwhelming theme is to voice their opinion to legislatures here that such a change in zoning would be poorly received and we ask that you keep your constituents in mind when making any decisions. Maintain the heritage of agricultural and farming use not industrial use of the land.

Becky Mitchell, Hampton Heights-The Planning Commission denied the request and she spoke to Andrew Merkel, Adams County Planning, who also does not want it zoned commercial. Mr. Merkel stated to Ms. Mitchell if that area is zoned commercial all the area to Rutter's must also be zoned commercial because there is no spot zoning permitted.

Attorney Smith-The Planning Commission is only a recommending body and does not vote for or against the plan.

Becky Mitchell- She was told the Supervisors can override everything. The person trying to sell his property and probably two of his close friends are the ones that can override all the recommendations.

Randy Hoover-Everyone needs to speak louder.

Cody Mummert, Hamilton Township-He understands there will be a zoning hearing for the legislative to meet, how effective and how much advertising will be done for the community?

Attorney Smith-The Municipality Planning Code dictates there be a public meeting held by the preparer of the Ordinance, which has already occurred, public notice in a newspaper of general circulation for announcing the proposed ordinance for view. Any properties that are specifically rezoned or proposed for rezoning need to be individually notified.

Amy Adams, Hampton Heights-If the Board represents the people what should they do if they do not want this to happen to their community?

Chairman Holtzinger-If people are adamant against it, the property is going to be sold. If you want to take up a community collection and buy the property from me you can make a community park for all I care, if zoning will allow it.

Amy Adams-We do not want a factory across from us.

Chairman Holtzinger-The last meeting people did not want houses now people do not want a factory.

Cody Mummert-Is that property zoned Ag preservation?

Chairman Holtzinger-No it is not. The way it is zoned now it can be developed just at a different magnitude than what I am requesting.

Gail Bixler-What people need to know is that this is a time for public comments and not to ask questions. The Supervisors stated they are available to speak to and we should find out how to contact them to discuss this. People are concerned.

Charlie Fowler-I am a supporter of private property and individual liberty with one caveat and that is when it effects other people's liberty. It is your property and you should be able to do whatever you want to do with it up to a certain point until it effects other people's liberties.

Chairman Holtzinger- All these people from Hampton Heights, I used to farm where you live. All I am asking is to be open minded. You are sitting on property that I used to farm.

Charlie Fowler-His purchase of that property did not affect Chairman Holtzinger's personal liberty at all. If the rezoning effects Mr. Fowler's property value than it effects his liberties.

Chairman Holtzinger-The development has decreased his property value because no one wants to run a dairy farm next to a development.

Harold Ruppert-Stated he just sold a farm last week and received \$7000.00 an acre. He does not want any building on the property. We do not need all the extra traffic in the area.

Carolyn Taylor, Hampton Heights-Reading from the Mission Statement, will it protect the safety and welfare of our residents, will it maintain and provide efficient roadways, and will it preserve our agricultural heritage and open spaces.

Jason Phillips-Just a reminder the Planning Commission meetings are the first Monday of the month at 6:30 pm come fill the room again and the Board of Supervisors meetings are the third Monday of the month at 6:00 pm.

Adam Rumley, Hampton Heights- In the news a few years ago East Berlin ranked tenth safest spot to live in Pa. If you change zones it will only invite crime and the safety rating will drop.

Harold Ruppert-Dairy Farmers are not making money now a days.

Wes Warehime-How do you get a hold of the Planning Commission. Chairman Holtzinger stated to call into the office and speak to Garry Wilt.

Alicia Wooters-She is on the Planning commission and they did make their recommendation for all of this to the Board of Supervisors and you missed all those meetings and she would also like to thank everyone for recommending everybody attend the Planning Commission meeting.

John Nelson, Hampton Heights-He appreciates Chairman Holzinger selling his land for Hampton Heights. He stated he loves the Township. He is asking the Board to support the community and how they stand. He would like the land to stay as is.

Monica Schryver-Could you please explain the process again? Attorney Smith reiterated what she stated at the beginning of the meeting.

Mr. Heefner-Stated he has not had a chance to talk to the Planning Commission concerning this issue since he is new to the Board.

John Nelson-Are there multiple parts to the proposal.

Attorney Smith-That is a decision for the Board.

Harold Ruppert-When does the public get a chance to vote on the proposal?

Attorney Smith-You voice your opinion to the elected officials. You voted for them to represent you.

Cody Mummert-He does not think there is anyone here tonight that can be in Mr. Holtzinger's seat and have his situation and make the choice that would be perfect for his family and his livelihood and be perfect for everyone. There are concerned citizens here and they mean well. Hamilton Township just fought against 667 townhomes that will now be going in front of a judge. Voices do matter.

Chairman Holtzinger stated he was at that meeting and Hamilton Township handled the situation very professional.

Amy Godfrey-The Board is here to serve the best interest of the community. There is a lot of people here including herself and here in Reading Township because it is one of the lowest tax brackets in Adams County and anytime you begin to make changes there will be more taxes. People need to slow down their speed in the township when driving.

Gary Myers-Does that mean if Chairman Holtzinger rezones his property it's going to rezone his farm and property on Peepytown Road?

Attorney Smith-That is a proposal for public comment and input from the Planning Commission and ultimately a decision for the Board of Supervisors.

Gary Myers-Made a suggestion to lower the price of Kevin's farm and sell it all.

ENGINEER'S REPORT

Update on Bakers Road Vacation

Mr. Mains stated he has spoken to the surveyor and he has completed the draft deed descriptions and plats drawing. There was a question of right away which Mr. Mains will discuss with the township outside of the meeting. By next Board of Supervisors meeting, November 18th there should be a packet to review and then progress to the Ordinance Process.

Grant Funding (Pipe Replacement)

Mr. Mains is working with the Township to apply for a sewer/water system grant for storm water pipes. Kimberly Lane and Turkey Pit Road were the two roads that were being focused on. Chairman Holtzinger would like Mr. Mains to include Church Road as well. Mr. Mains stated he would recommend applying for all three roads for the grant.

Church Road Discussion

The Board questioned Mr. Mains as to the progress on Church Road. Mr. Mains stated he is working with the company Recon located in York. The road must be rebuilt, and

they are looking at a Full Depth Reclamation process which is recycle what is there, mixes it with chemicals and lay it back down again. The new road will be built on top of that. Public Works is working with Recon to get a mixture design. Mr. Mains stated he will do the things the Recon does not, for example, to research how much of the road needs shaved back and how much of the shoulders need fixed and the drainage project as well.

MISCELLANEOUS

PennDOT addressed the slippery conditions along Stoney Point Road

PennDOT has addressed the issue.

5324 Carlisle Pike-clearing of brush and weeds by Public works Dept

There was a complaint previously by Lee Miller concerning a sight distance issue on the property which is owned by Safeguard Properties from Ohio. Public Works Department has cleared the brush and weeds to correct the issue. There was an invoice sent to Safeguard Properties in the amount of \$555.00 which has been paid.

Christmas Eve Schedule-Close office at 12:00 pm

Mr. Sauble made a motion to close the Township Office at 12:00 pm on Christmas Eve, December 24th, second Mr. Heefner; motion carried unanimously.

TREASURER'S REPORT

The Treasurer's Report for the month of September was approved pending audit on a motion by Mr. Heefner, seconded by Mr. Sauble; motion carried unanimously.

ADMINISTRATIVE REPORT

The Board acknowledged receiving reports from the Police, Public Works, Zoning/Code Enforcement Officer and Building Inspector, Emergency Management and Northeast Adams Fire & EMS for the month of September. The Township Auditors also read an audit report for an audit that was performed for the dates of January to September 16th, 2019. York Adams Tax Bureau also provided their 2020 budget.

Police Report

Officer in Charge, Bill Ceravola supplied the Board with a detailed report of the Officer's time for the month of September. Officer Ceravola stated himself and Officer Morehead had driven 1711 miles, worked 263 hours. The Officers were in Lake Meade 30 times. There were 134 calls, 33 traffic stops and there were 30 traffic citations, 1 non traffic ticket, 8 fix it tickets and 2 criminal arrest.

Mr. Sauble made a motion to accept the administrative reports as submitted, second by Mr. Heefner; motion carried unanimously.

SOLICITOR'S REPORT

Update on violation letter for property at 505 Peepytown Road

Attorney Smith stated the property may be in the process of being sold. The escrow check that is being held until the clean-up has occurred will be kept with the Township until the clean-up is completed. The check must then go back to ACNB. If the property does not get cleaned the money held in escrow may be used by the Township to do the cleanup.

Update on violation for property 5435 Carlisle Pike

Attorney Smith stated the violation letter was served on October 3, 2019. Deadline dates were reset so Mr. Poist is not yet out of compliance. If he does not comply with the letter it will then go to the Magistrates Office. Attorney Smith will contact Mr. Slouthour, Land and Sea, to get actual deadline dates. Mr. Heefner made a motion to proceed to the next step once the deadline has been reached, Mr. Sauble second; motion carried unanimously.

Ordinance 2019-03

Weight Limit Change on the Bridge on Stoney Point over Markle Run

PennDOT performed a load analysis on the Bridge on Stoney Point. The load analysis indicated that the Township must repost the weight limit which they are required to do. The Township must adopt an Ordinance that allows the posting of weight limit sign. Mr. Sauble made a motion to publish public notice for Ordinance 2019-03 and act on it at the next Board of Supervisors Meeting on November 18th, second by Mr. Heefner; motion carried unanimously.

Compliance deadline for MUTCD sign standards

These are official signs that must be in place to comply with federal sign standards. The two signs that must meet the standards by the end of 2019 are one-way signs and horizontal alignment signs.

Comcast Franchise Agreement

FCC has issued a final order with respect to cable franchise and it does change the rules of the municipalities that have invited them in to serve your Township. The Municipalities can have up to 5% of the revenues of the cable services offered by the cable company. You cannot include in that revenue calculation any internet service and data transmission services that the cable services may be offering over those same cable lines. That revenue can be offset by the value of the extra things you may be asking of the cable company from your revenues. The most important ones in the Townships Franchise Agreement is if you direct those cable services be run into the Township Building which is what was called for in the Townships contract from ten years ago. Comcast can now require you to offset your cable revenue by the value of the service they are providing to the Township Building.

Chesapeake Bay Plan

The new Chesapeake Bay plan is the third iteration of the Chesapeake Bay Plan. It is one that Pennsylvania has announced in consideration of their rule in contributing pollutions to the Chesapeake Bay. And to participate in the clean up the Bay. The new plan for Pennsylvania has been issued and Adams County was one of the municipalities in the Chesapeake Bay area of Pennsylvania who did a trial run. The local plan has been published

as well for everyone to see. Adams County considers Townships and Municipalities to be partners in this plan.

Proposed Zoning Map Amendment

Attorney Smith stated the proposed amendments have been considered by the Planning Commission with a recommendation and the County has made its review available. The review comments from these two recommending bodies are available to the public. There is a proposed version of the zoning map which the Planning Commission has made available to the Board. Chairman Holtzinger's additional request for an amendment are ready also if the Board wishes to have the final proposed consideration map and ordinance prepared which would describe the property specifically and prepared for release for public comment at a public hearing.

Gerald Shank commented, at the last Planning Commission meeting they received the comments from Adams County Planning which the Board did not have a chance to review so they tabled the discussion until they had time to read the counties recommendations. Mr. Shank stated the Planning Commission never gave an approval or disapproval for the Commercial/Industrial Zone because they were waiting on the letter from Adams County.

PUBLIC COMMENTS

Louanne Megonnell stated she thanks Ms. Weaver for her service. However, she did not like when she wrote the letter and wasn't here for any comments from that letter. Ms. Weaver stated in the letter Emmert Hartzel said United Hook and Ladder was holding the ballfields as leverage. Ms. Megonnell stated she has known Emmert 63 years and he would never say anything like that, and I think it was horrible not to be here and write a letter like that when her and Emmert were discussing the ballfields together.

Monica Schryver stated to the audience to keep coming to the meetings and voice their opinion and invest in the Township.

Gerald Shank wondered if the Township could write a letter to the property owners of 5324 Carlisle Pike to see whether they can hire a mowing company to take care of the property.

Randy Hoover questioned the Board if since the weight limit was lowered on the bridge, can the Emergency Responders detour traffic on the bridge. Attorney Smith stated she does not believe there are any exemptions, but she will research further.

Jason Phillips stated on October 10th when Mr. Heefner was appointed Supervisor Chairman Holzinger stated Attorney Smith would be replacing Attorney Neubaum. Mr. Phillips would like to know why he was terminated and what process was taken to hire Attorney Smith. Attorney Smith stated it is not a legal process and it is the Board of Supervisors decision. Chairman Holtzinger stated he did include John Biese on the interview with Attorney Smith. Mr. Phillips also questioned Attorney Smith concerning the rezoning topic, she had stated there was the Adams County recommendation, the proposed rezoning map and two other things that she listed. Attorney Smith stated before the Ordinance for rezoning gets published, we must make sure they have the correct map with all the parts to publish to the public. Before the public hearing is held the public comments are received in addition, we must determine the legal boundaries to that property.

Amy Godfrey stated the past couple years the roads and mowing looked good but this year not so much. Mr. Grim told her she can call in anytime and let them know if there is a problem and they will take care of it.

ADJOURNMENT

There being no further business, the meeting adjourned into executive session at 8:22 pm on a motion by Mr. Heefner, seconded by Mr. Sauble; motion carried unanimously.

Respectfully Submitted,

Kimberly Beard
Secretary/Treasurer