

**READING TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
FEBRUARY 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 and Alicia Wooters. Dana Shuman was absent

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 Eric Shaffer, Maureen Shaffer, Ira Reed, Henry Heiser, Gary Trimmer, Larry Miller, and Lester Miller.

January 7, 2015 minutes were approved as written on a motion by Mr. Bowen and seconded by Mr. Shank; motion carried unanimously.

**PUBLIC COMMENT**

**ERIC & MAUREEN SHAFFER  
36 PLEASANTON DRIVE  
LAKE MEADE LOTS 888 & 889**

Mr. Shaffer stated he owns two lots in Lake Meade that were placed on a single deed for the convenience of one tax ticket. The combination of lots was recommended by the title company and not formally combined with permission of the Township but 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 determined submission of a subdivision plan for the separation of lots 888 and 889, owned by Mr. & Mrs. Shaffer, was not necessary because they were not formally merged into one tract with Township approval; motion carried unanimously.

**SUBDIVISION & LAND DEVELOPMENT**

**JAMES & MARIE HEASLEY; #2014-02  
2910 HUNTERSTOWN- HAMPTON ROAD  
FINAL PLAN-; LC; 2 LOTS**

Mr. Trimmer, Mr. Heasley's agent, presented the revised final plan. Mr. Mains stated the plan has been revised to address all of his comments as well as Township staff comments. The Zoning/Code Enforcement Officer and Mr. Mains have been working with Mr. Trimmer to get

the plan where it needed to be for approval. Mr. Merkle stated he did not have any additional comments. The Sewage Facilities Planning Module was approved by the Board of Supervisors at their January meeting and was sent to DEP for review and approval. On a motion by Mr. Shank and seconded by Ms. Wooters, the Planning Commission recommended approval of the final plan; motion carried unanimously.

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

Ira Reed of Hillandale presented to the Planning Commission a conceptual plan to “swap” farms with owners of an existing poultry agri-business on Lake Meade Road. Hillandale proposes to raze the property and construct up to 8 egg-laying chicken houses, a processing plant, and a manure storage building. On the Lake Meade Road farm there are 8 existing turkey houses. As the farm currently stands, it encroaches on the front and side yard setback regulations, and the residential well isolation distance. It also exceeds the maximum amount of impervious surface. Hillandale proposes to raze the property and construct up to 8 egg-laying chicken houses, a processing plant, and a manure storage building. Hillandale’s proposal would improve upon the front and side required setback distances as well as the residential well isolation distance. But the proposal would increase the amount of impervious surface, in which they would need to make a variance request to the Zoning Hearing Board. Mr. Miller stated they are aware of the restriction on the Route 94 farm that no further expansion of the operation is permitted. They would have to go to the Zoning Hearing Board to obtain definition on the restriction or to obtain an alteration of the restriction. The Miller’s would like to use the existing large house and existing small house that is still in good shape to grow turkeys. The Planning Commission stated the concept appeared to be a positive outcome for everyone.

**ZONING HEARING BOARD APPLICATION**

**AARON LONG; #2014-02Z  
463 PEEPYTOWN ROAD**

**SPECIAL EXCEPTION FOR HOME OCCUPATION**

Aaron Long requested a special exception to operate a home occupation for a welding shop, in the Low Density Residential (R-2) District. The property is located at 463 Peepytown Road East Berlin PA. The Zoning Hearing Board granted the special exception without condition.

**MISCELLANEOUS**

**INFORMATION PROVIDED TO THE PLANNING COMMISSION**

The Planning Commission was provided with the following information:

1. BOS January 19, 2015 Draft Minutes
2. Ag Issues Breakfast: 3/10 @ 7:15am
3. FirstEnergy Street Light Problem Report
4. PSATS Township Legal Defense Partnership

5. Penn State Extension: Green Infrastructure Webinar Series
6. PA Land & Water Conservation Conference
7. Town Hall Meeting on Development & Preservation
8. The PA Rapid Bridge Replacement Project, Adams County

Mr. Merkle discussed the Pennsylvania Rapid Bridge Replacement Project. None of the replacement projects are located in Reading Township. The Pennsylvania Rapid Bridge Replacement Project is funded by the gas tax increase that was put into place approximately a year ago. The Pennsylvania Rapid Bridge Replacement Project timeline is very aggressive and does not appear to be possible due to site specific conditions. However, they are timeframe estimates which evolve over time.

### **ADJOURNMENT**

The meeting was adjourned at 7:55 PM on a motion by Mr. Bowen and seconded by Ms. Wooters; motion carried unanimously.

Respectfully,  
Kelly Duty  
Zoning/ Code Enforcement Officer