

**READING TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
DECEMBER 1, 2014**

The regular monthly meeting of the Reading Township Planning Commission was held at the Reading Township Municipal Building and called to order at 6:29 P.M. by Vice Chairman William Bowen. Planning Commission members in attendance were William Bowen, Dana Shuman, and Alicia Wooters. John Biese and Gerald Shank were absent.

Those associated with Reading Township in attendance were 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.

Applicants/ public in attendance were Clark Craumer, Angela Harmon and Trond Harmon.

November 5, 2014 minutes were approved as written on a motion by Ms. Shuman and seconded by Ms. Wooters; motion carried unanimously.

PUBLIC COMMENT

There was no public comment.

SUBDIVISION & LAND DEVELOPMENT

ANGELA AND TROND HARMON; #2014-07

TURKEY PIT ROAD

FINAL PLAN-; LC; ADD-ON LOT

Mr. Craumer, Surveyor for the Harmon's, stated the plan is for a lot addition to an adjacent parcel. Mr. Craumer stated revisions to the plan were made prior to the meeting based on comments submitted by Township staff and Township Engineer. Comments from Adams County were received at the meeting. Mr. Mains reviewed comments dated November 20, 2014. Mr. Merkle reviewed County comments dated December 1, 2014. Mrs. Duty reviewed staff comments dated November 24, 2014, as well as associated zoning issues indicated in the County comments. Items discussed include: the accurate size to be noted on the plan for lot 2, appropriate lot descriptions, provision of open lands, merger agreement that was submitted by the applicant, and the DEP Planning Waiver and Non-Building Declaration. On a motion by Ms. Shuman and seconded by Ms. Wooters, the Planning Commission approved Mr. Bowen signing on behalf of the Planning Commission the DEP Planning Waiver and Non-Building Declarations and recommended the Board of Supervisors also sign the DEP Planning Waiver and Non-Building Declaration; motion carried unanimously. On a motion by Ms. Shuman and seconded by Ms. Wooters, the Planning Commission recommended conditional approval; motion carried unanimously. The Planning Commission recommended approval conditioned upon the following:

1. Correct the North Arrow orientation in the key map. (§22-306.A(9))
2. Correct Lot 2 area to reflect pre and post subdivision lot size. (§22-306.A(10))
3. Add lot use descriptions for Lot 1 and Lot 2. (§22-306.A(21))

4. An approved Sewage Facilities Planning Module. (§22-306.B(10))
5. A merger agreement will be required for all lots where lands are to be added. (§22-308.D))

TOWNSHIP CODE

FLOODPLAINS CHAPTER 8: REVIEW FOR AMENDMENT CONSIDERATION

The Zoning/Code Enforcement Officer updated the Planning Commission on the detailed review of the PEMA suggested Flood Plain Ordinance. The Township Engineer stated there was no rush to complete the review as the existing ordinance is mostly consistent with the recommended ordinance. The Zoning/ Code Enforcement Officer will continue to develop a list of necessary revisions and then meet with the Township Engineer for discussion.

MISCELLANEOUS

2015 SCOPE OF WORK

The Planning Commission reviewed the revised and prioritized 2015 Scope of Work, which is a description of items that should be address over the next year. The items include: attached accessory dwelling units, encourage development in the commercial/ industrial zoning district, truck prohibition on certain streets defined, and Floodplain Chapter 8 amendment. On a motion by Ms. Shuman and seconded by Ms. Wooters, the Planning Commission are in support of the 2015 Scope of Work; motion carried unanimously.

INFORMATION PROVIDED TO THE PLANNING COMMISSION

The Planning Commission was provided with the following information:

1. Townships Today Quarterly Newsletter
2. Hampton Heights Phasing Schedule Update
3. LMMA Minutes: 10/13/14
4. CGA Municipal News

Mr. Bowen reviewed the Hampton Heights phasing schedule. The Zoning/Code Enforcement Officer indicated the developer annually updates the schedule to keep the preliminary plan approval for the development current, which allows the developer to submit future phases under the zoning ordinance regulations the preliminary plan was originally submitted. The Township Engineer stated he was surprised the developer had drawn out the time frame that long. There was no additional discussion on the above items.

ADJOURNMENT

The meeting was adjourned at 7:10 PM on a motion by Ms. Wooters and seconded by Ms. Shuman; motion carried unanimously.

Respectfully,
Kelly Duty
Zoning/ Code Enforcement Officer