

Reading Township Planning Commission
Regular meeting
June 1, 2020

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 Alicia Wooters and Gerald Shank with Chairman Biese presiding.

Others in attendance included Attorney Susan J. Smith, Solicitor; Township Engineer Virginia Thornton P.E., of Gannett Fleming, Inc.; Ron Garis, of Beyond All Boundaries; Clark Craumer, of Clark P. Craumer, LLC; Terry Sheldon, of Terrence L. Sheldon, P.E., RLA; and Ted Pluta, of Brehm-Lebo Engineering, Inc.

The Planning Commission meeting was held in consideration of COVID-19 mitigation guidelines. Fewer than 10 people were present, social distancing of six feet was in place, face masks, hand sanitizer and disinfected wipes were available to all attendees.

MINUTES

The March 2, 2020 minutes were approved as written on a motion by Mr. Shank and a second by Ms. Wooters, motion carried unanimously.

PUBLIC COMMENT

There were no public comments.

Chairman John Biese congratulated Reading Township for having a low crime rate and commended the Police Department.

Chairman John Biese welcomed Virginia Thornton. Virginia replaced P. Eric Mains from Gannett Fleming, Inc. as the Township Engineer.

SUBDIVISION & LAND DEVELOPMENT

Hampton Fire House

Stoney Point Road

Final Subdivision Plan / DEP Documents

No action was taken by the Planning Commission on the plan. The Board of Supervisors conditionally approved the final plan at its last meeting. Required legal documents have not been submitted.

Virginia Thornton commented that all comments (except No. 1) on the Township Engineer's April 2, 2020 review letter provided by Gannett Fleming, Inc. are still pending.

The Planning Commission approved the planning module non-building waiver, on a motion by Mr. Shank and a second by Ms. Wooters; motion carried unanimously.

Randy Black
1040 Round Hill Road
Final Subdivision Plan / DEP Documents

The Planning Commission reviewed the Township Engineer, Zoning Officer and ACOPD review comments.

The Township Engineer review comments referenced Section §22-306, which requires that the plan scale shall be no less than 1" = 50' unless otherwise approved by the Township Engineer. While the plan uses a scale of 1" = 100'. Virginia Thornton, Township Engineer, stated that she supports the scale of 1" = 100' given the level of detail provided, noting no new improvements are proposed.

Susan Smith, Solicitor, would like to review and provide legal counsel on the need for a lot merger agreement. Virginia Thornton will provide an example to the Solicitor.

The time limit on this plan is July 14, 2020. If the Board of Supervisors reviews and takes action on the plan at its June meeting, no extension will be needed.

The Planning Commission recommended approval with the following conditions:

On a motion by Mr. Shank and a second by Ms. Wooters, the Planning Commission recommended conditional approval of the Black subdivision plan, #2020-02, subject to the following conditions:

1. Sections §22-306.A(27) & (28) requires that all seals, certifications, and signatures shall be provided on the Plan Set to facilitate recordation of the Final Plan(s)..
5. A Sewage Facilities Planning Module should be received, reviewed, and evaluated by PA Department of Environmental Protection (PADEP), as required by Section §22-306 B(10), for the proposed on lot septic system.
6. We recommend that a Lot Merger Agreement be prepared and executed for the 0.46 acres Lot 3 to the existing Lot 2 to ensure that they become an integral, non-separable tract of land following this subdivision.

Motion carried unanimously.

On a motion by Mr. Shank and a second by Ms. Wooters, the Planning Commission recommended approval of the planning module non-building waiver; motion carried unanimously.

Jebb Crane
Mark & Bonnie Punt
Stoney Pointe Road
Preliminary Plan

The Planning Commission reviewed the Township Engineer, Zoning Officer and ACOPD review comments.

John Biese, Chairman, commented that ACOPD has questions regarding the lot size. Mr. Biese wanted to know how many lots are allowable under Section 27-403A scale. Clark Craumer indicated

the Zoning Officer commented that the property was for agriculture/farming. Susan Smith, Solicitor, counseled that the comments refers to Section 27-403D1, which is applicable to residential and nonresidential land use. John Biese indicated that the sliding scale to the plan.

The Planning Commission on a motion by Mr. Shank and second by Ms. Wooters tabled the plan until next month, motion carried unanimously.

On a motion by Mr. Shank and second by Ms. Wooters, the Sewage Planning Module, non-building waiver was approved, motion carried unanimously.

Valerie Lowe
Cheryl Pokorny
Turkey Pit Road
Preliminary Plan

The Planning Commission reviewed the Township Engineer, Zoning Officer and ACOPD review comments.

On a motion by Mr. Shank and a second by Ms. Wooters, the Planning Commission recommended approval of the written request for waiver of the requirements for submission of a preliminary plan, Section 22-303; motion carried unanimously.

On a motion by Mr. Shank and a second by Ms. Wooters, the Planning Commission recommended approval of the written request for modification of the requirement for Field Surveyed Topography, etc., Section 22-306.A(80, A(13) and A(14); motion carried unanimously.

On a motion by Mr. Shank and a second by Ms. Wooters, the Planning Commission tabled the plan until next month; motion carried unanimously.

On a motion by Mr. Shank and second by Ms. Wooters, the Sewage Planning Module, non-building waiver was approved; motion carried unanimously.

2017 Lemmon Trust FBO ELL
Carlisle Pike
Preliminary Plan

The Planning Commission reviewed the Township Engineer, Zoning Officer and ACOPD review comments.

Chairman John Biese indicated the property will be going into land preservation.

Ted Pluta commented that the property is identified as two tracts in the deed. He indicated that the 12.63 acres will be divided prior to the land conservancy process.

The Planning Commission and Virginia Thornton discussed the driveway and wetlands delineation/hydric soils report.

The Planning Commission discussed the development rights being used.

The Planning Commission decided that, if the property is going into land preservation, the plan does not have to include the Section 27-405 calculation of Adjusted Tract Area.

On a motion by Mr. Shank and a second by Ms. Wooters, the Planning Commission recommended denial of the written request for waiver of the Hydric Soils Report/Wetlands Delineation, Section 22-306.A(30); motion carried unanimously.

On a motion by Mr. Shank and a second by Ms. Wooters, the Planning Commission recommends approval of the written request for waiver of the requirement for submission of a preliminary plan, Section 22-303; motion carried unanimously.

On a motion by Mr. Shank and a second by Ms. Wooters, the Planning Commission tabled the plan until next meeting; motion carried unanimously.

**Hampton Heights Phase 4
SALD # 2019-03**

No action was taken by the Planning Commission. The final plan has been conditionally approved by the Board of Supervisors.

ZONING HEARING

There are no Zoning Hearing Board applications at this time.

MISCELLANEOUS

There are no Miscellaneous items at this time.

PUBLIC COMMENT

The Planning Commission discussed and decided to hold its next meeting as scheduled on July 6, 2020.

Susan Smith, Solicitor, briefly reviewed her memorandum relating to the use not provided for savings clause in the Zoning Ordinances.

Susan Smith, Solicitor, reviewed the suspension provision of Act 15 of 2020.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:50 p.m. on a motion by Mr. Shank, seconded by Ms. Wooters; motion carried unanimously.

Respectfully submitted,

Karen Mathna
Administrative Assistant