**READING TOWNSHIP**

**PLANNING COMMMISSION MEETING**

October 7, 2024

The regular monthly meeting of the Reading Township Planning Commission was held at the Reading Township Municipal Building and called to order at 6:31pm by Chairman Bill Bowen. Planning Commission members in attendance were, Dana Shuman , Gerald Shank and Donald Godfrey with Chairman Bowen presiding.

Others in attendance included Susan J. Smith, Solicitor, Andrew Merkel, Adams County Office of Planning and Development, Trey Elrod, Township Engineer, Andrew Miller, Zoning Officer, Kim Weigand, Robert Velisek, Morton Buildings, Dan & Jen Keller, Kevin Holtzinger and Supervisors, Jason Phillips and Mike Weigand.

After raising a question about a date for the Hampton Heights Plan in the September minutes, Gerald Shank made a motion to approve the September 4, 2024 Planning Commission meeting minutes, Dana Shuman seconded, Don Godfrey abstained, the motion carried.

Gerald Shank pointed out that there was a duplicate paragraph in the Joint BOS/PC Solar Ordinance Minutes upon correction a motion was made to accept the minutes, Dana Shuman seconded, Don Godfrey abstained, the motion carried.

**PUBLIC COMMENTS**

No Public Comments

**SUBDIVISION & LAND DEVELOPMENT**

**SALD# 2023-06**

**Hampton Heights Phase VI Final Subdivision Plan- Last Revised 9/25/24**

**Parel# 36K07-0023A—000**

**East Berlin, PA 17316**

**BOS Action Deadline**: **11/18/24**

There was a waiver presented for §22-407.2.A an adjustment of Lot 157 to have no frontage on a public or private street. The Zoning Officer noted that a lot without road frontage does not comply with the Zoning Ordinance definition of a lot and dimensional requirements and would require a variance.

Jerry Shank made a motion to recommend denial of the waiver, Dana Shuman seconded, the motion carried unanimously.

Jerry Shank made a motion to approve the Hampton Heights Phase VI Final Subdivision Plan with conditions set for the in the Township Engineer’s fourth review letter dated October 3, 2024 & the Township Engineer’s third review letter of the PCSM Plan dated October 3, 2024.

**SALD# 2024-04**

**Final Subdivision Plan for Chesterfield Phases 3 & 4**

**Parcel# 36J07-0039—000**

**2283 East Berlin Rd.**

**East Berlin, PA 17316**

**BOS Action Deadline: 11/18/24**

There was no representation for Chesterfield Phases 3 & 4. Dana Shuman made a motion to table the plan until the November PC Meeting, Jerry Shank seconded, the motion carried unanimously.

**Dan Keller**

**602 Turkey Pit Rd.**

**New Oxford, PA 17350**

Mr. Keller had Robert Velisek of Morton Buildings was present to present a waiver of §22-303 & 22-305 a Land Development Plan requirements for a 7200 sq. ft. building proposed for agricultural use. Dana made a motion to recommend the waiver be granted, Jerry Shank seconded, the motion carried unanimously.

**ROUND 16 LAND PRESERVATION**

A letter was received from Adams County Agricultural and Land Preservation Board regarding two parcels of land within the Township that are up for ranking in the Land Preservation program for this round. The letter asks for consideration of partnering up financially to support in Land Preservation efforts.

Jerry Shank made a motion to recommend Township funds be given to assist in land preservation efforts, Dana Shuman seconded, the motion carried unanimously.

**ZONING ORDINANCE AMENDMENTS**

The Proposed Amendment to the Zoning Ordinance for a Principal Solar Energy Facility Use was reviewed by the PC along with a review letter from Adams County Office of Planning & Development. Jerry Shank made a motion to recommend the proposed amendments with addition of section references(County comments 1 and 2), also recommending to keep the solar definitions within the principal solar energy facility use section, Dana Shuman seconded, the motion carried unanimously.

**DISCUSSION**

Andrew Merkel had Zoning District Amendments available for review. Jerry Shank made a motion to recommend including the Electric Vehicle Charging Stations section to the Zoning Ordinance, Dana Shuman seconded, the motion carried unanimously.

**ADJOURNMENT**

Dana Shuman made a motion to adjourn the meeting at 7:59pm, Jerry Shank seconded, the motion carried unanimously.

Respectfully Submitted,

Tiana Mummert

Administrative Assistant