

## **Reading Township Planning Commission**

### **Regular Meeting**

July 7, 2021

The regular monthly meeting of the Reading Township Planning Commission was held at the Reading Township Municipal Building and called to order at 6:30pm by Alicia Wooters. Planning Commission members in attendance included Gerald Shank, John Biese, Alicia Wooters and Dana Shuman.

Others in attendance included Susan J. Smith, Solicitor; Virginia Thornton, P.E. & Ken Fox of Gannett Fleming, Inc.; Andrew Merkel, ACOPD, Wes Thomason, Jeffrey Ebersole and Kevin Holtzinger, Supervisor of Reading Township.

The June 7, 2021 minutes were approved with changes. The motion to approve was made by Mr. Shank, Dana Shuman seconded, the motion carried unanimously.

### **SUBDIVISION & LAND DEVELOPMENT**

#### **Ebersole Subdivision**

#### **SALD # 2021-05**

2540 Stoney Point Rd.

East Berlin, PA 17316

#### **Final Plan**

Ken Scott from Beyond All Boundaries was present to explain the plan to the Planning Commission. It was brought into question whether or not a back-up septic system would be needed for the second lot being created. This is something that the Township S.E.O. will need to review. As of now a non-building waiver was presented to the PC. Both the Zoning Officer as well as ACOPD had review comments that pertained to the lack of Open Space addressed on the plan. Virginia Thornton of Gannett Fleming explained the Engineering comments. One of Ms. Thornton's comments stated that the plan has frontage on existing township road and on the plan fails to meet the required cartway width of 22 feet. Improvements to the road are required to meet the cartway width unless a waiver would be requested and granted. Andrew Merkel of ACOPD made a comment that the plan shows that the drain field and septic tank actually cross under a state road. He also stated that it should be reported to PENNDOT, if something should need repaired, it would be at the cost of the owner of the property.

Mr. Scott stated that his client would be requesting a waiver to extend the cartway where the frontage meets Wolf Rd. on the standing that the land will remain for agricultural use. Mr. Shank

made a recommendation for an approval of a waiver for §11-403.2C *In the case of a plan for a land development fronting on an existing public or private road of improper right-of-way and/or cartway width*, Ms. Shuman seconded, the motion carried unanimously.

A motion was made by Mr. Shank to make a motion to table the Ebersole plan until the August 2, 2021 Planning Commission meeting, Mr. Shuman seconded, the motion carried unanimously.

### **ZONING HEARING**

A zoning hearing will be held on July 8, 2021 for Raymond Hackman, 479 Peepytown Rd. Mr. Hackman completed an application for a zoning variance for dimensional requirements of a shed to be built. John Biese made a motion for a recommendation to support Mr. Hackman's request for a variance, Mr. Shank seconded, the motion carried unanimously.

Kevin Holtzinger submitted request to amend the Township Zoning Map for land parcel number 36K08-0002C-000 located at 70 Peepytown Rd. The amended would allow approximately 23 acres of land to be changed from Land Conservation to R-2 Moderate Density Residential. Mr. Shank made a motion to recommend approval of the zoning map amendment, Ms. Shuman seconded the motion carried unanimously.

### **PLANNING COMMISSION ACTION ITEM**

Mr. Shank made a motion to approve a Non-Building Waiver for the Ebersole property located at 2540 Stoney Point Rd. East Berlin, Ms. Shuman seconded, the motion carried unanimously.

### **MISCELLANEOUS**

Ms. Thornton of Gannett Fleming introduced to the PC Mr. Kevin Fox. Mr. Fox will be taking a primary engineering role with the Township on future projects.

Chairman Holtzinger stated that Kimberly Beard, Township Secretary is working on a recreational park plan for Hampton.

### **ADJOURNMENT**

A motion to adjourn the meeting was made by Ms. Shuman at 7:20pm, Mr. Shank seconded, the motion carried unanimously.

Respectfully Submitted,

Tiana Mummert  
Administrative Assistant