

**MINUTES  
SPECIAL MEETING  
INCLUDING A JOINT MEETING WITH PLANNING COMMISSION  
March 2, 2020**

The special meeting of the Reading Township Board of Supervisors conducted as a Joint Meeting with the Planning Commission on zoning matters was called to order at 7:15 p.m. Chairman Kevin Holtzinger, Greg Heefner and Jason Phillips were present.

Solicitor Susan Smith, Township Engineer Eric Mains and ACOPD Planner Andrew Merkel attended the meeting. In the absence of the Secretary, the Solicitor recorded the meeting and took notes for use in the preparation of the minutes.

The Planning Commission and Board of Supervisors received information on and discussed available zoning tools including an overlay zoning district, mixed use zoning district, mixed development use, form-based zoning, and performance standards, and the current Commercial-Industrial District.

The Planning Commission and Board also received information and counsel on the duty to provide for every lawful use and the use of a “savings clause” (use not provided for provision) in the Zoning Ordinance as a means to meet the duty and avoid a claim of exclusionary zoning.

Solicitor Smith informed the Board of its duty to provide for growth. Mr. Merkel stated that the amount of land area designated as growth area in the Joint Comprehensive Plan was sufficient to accommodate future growth. The Planning Commission and Board exchanged perspectives on the direction of growth in the Hampton area and along SR 94, 234 and 394.

Mr. Merkel provided information and answered questions regarding the Joint Comprehensive Plan, changed conditions since the preparation of the Joint Plan, and current Zoning Map. Mr. Merkel also provided information that State Routes 94, 234 and 394 are designated as “thoroughfares,” and that SR 94 has been added to the National Highway System.

Mr. Merkel explained that the key question before the Township is where and how to provide for lawful non-residential uses, particularly industrial uses. He noted that the existence of infrastructure (roads, utilities) are factors for consideration in addressing the question of where to provide for non-residential uses. Solicitor Smith noted that the Township’s determination of its land use policies was fundamental to the process.

Solicitor Smith expressed concern with the lack of requirements and standards for uses applied for under the “use not provided for” provision of the Zoning Ordinance, which permits such use as a special exception.

The Planning Commission and Board discussed proposed and possible uses of the Chesterfield property.

By consensus, the Planning Commission expressed its disinterest in removing or amending the IC District.

Supervisor Heefner stated that the Township needed more input from the public, proposing a survey of all residents.

Chairman Holtzinger raised public safety (roads), recreational fee deficits and affordable housing as reasons for further discussion on zoning for nonresidential and higher density residential uses.

Becky and Mark raised concerns with the impacts of non-residential zoning on residential property values and prior investments in residential property.

Andrew Merkel indicated he would provide a summary review of the provisions of the Zoning Ordinance/Zoning Map for use and standards.

Solicitor Smith indicated she would address the “use not provided for” provision.

The Board and Planning Commission agreed on a public joint working meeting on March 26, 2020 at 6:30.

There being no further business, the joint portion of the meeting adjourned at 9:10.

### **BOARD OF SUPERVISORS ONLY PORTION OF MEETING**

Following a short recess, the Board of Supervisors continued the special meeting at 9:19 p.m.

#### **Emergency Operations Plan.**

The Board reviewed the draft Emergency Operations Plan and made a number of corrections and completed missing information. By consensus, the Board authorized Supervisors Heefner and Phillips to coordinate with the Township staff for preparation of the document in final form. Supervisor Phillips also noted that the spreadsheet prepared by the Township staff needed correction and revision.

By motion made by Supervisor Heefner, seconded by Supervisor Phillips, the Board approved the Emergency Operations Plan, subject to discussed revisions being made to the final document. The Motion carried unanimously.

#### **Resolution 2020-14**

By motion made by Supervisor Heefner, seconded by Supervisor Phillips, the Board unanimously approved Resolution 2020-14.

### **Unions Grievance**

Solicitor Smith reviewed the telephonic correspondence from Mr. Carr to the Township regarding a change in mediator and dates for mediation, and her intent to communicate directly with Mr. Carr. By consensus the Board selected March 26 as a date of mediation.

### **Comcast**

By consensus, the Board deferred discussion of the Salzmann-Hughes proposed Comcast agreement and Solicitor review comments.

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 10:10 p.m. on a motion by Supervisor Heefner, seconded by Supervisor Phillips. The Motion carried unanimously.

Respectfully submitted,

Kimberly Beard  
Secretary/Treasurer