

**READING TOWNSHIP  
PLANNING COMMISSION MEETING**

July 6, 2022

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 Chairman Bill Bowen. Planning Commission members in attendance were Gerald Shank, Donald Godfrey, Dana Shuman and Alicia Wooters with Chairman Bowen presiding.

Others in attendance included Susan J. Smith, Solicitor, Kevin Fox, P.E. of Gannett Fleming, Andrew Merkel of Adams County Planning and Development, John Skovira, Project Manager, Good Hope Ventures, Eric Johnston, Johnston & Associates, as well as Township Supervisors Kevin Holtzinger and Wes Thomason.

A motion to accept the June 6, 2022 Planning Commission meeting minutes was made by Alicia Wooters, Gerald Shank seconded, the motion carried unanimously.

**SUBDIVISION & LAND DEVELOPMENT**

**Chesterfield- Final Plan Phase 2 (last revised- 06/14/22)  
SALD# 2022-01**

Kevin Fox, P.E. presented his comment letter dated June 30, 2022 for the Chesterfield Phase 2 plan, last revised 06/14/22. Mr. Fox stated that comment #2 of his letter refers to a waiver for §22-403(7)(c) which refers to no grade exceeding a maximum of 4 percent. He restated his disapproval for this waiver, acknowledged the Planning Commission's disapproval of the waiver at the June 6, 2022 PC meeting and stated that the developer is planning to ask the Board of Supervisors for waiver approval. The waiver for §22-405(1)©(3) is acceptable for the Engineer and the Planning Commission.

Mr. Fox's comment letter also referenced recreation fees to be paid for Phase 2. Mr. Holtzinger mentioned that he believed that because the Pre-liminary Plan for Chesterfield was approved prior to the Ordinance for Recreation Fees being adopted, Chesterfield would be exempt from paying a rec fee. Tiana Mummert was asked to look into whether or not Chesterfield paid rec fees for Phase 1.

Alicia Wooters made a motion to recommend approval of the Final Plan subject to the BOS action of the waiver requests in Gannett Fleming's June 30, 2022 comment letter as well as comments 1 and 3 being addressed, Gerald Shank seconded, the motion carried, Mr. Godfrey withdrew himself from voting due to missing the June PC meeting.

**Hampton Heights- Phase V Final Plan (last revised 06/10/22)  
SALD# 2022-02**

Kevin Fox addressed his July 1, 2022 comment letter for Hampton Heights Phase V Final Plan (last revised 06/10/22). Hampton Heights is requesting 4 Modifications to Waivers, these modifications meet the specifications that were followed in the prior 4 Phases. The Engineer states no exception the modification requests 1<sup>st</sup>, 2nd,3rd & 5th of the Johnston & Associates request dated April 23, 2022.

Mr. Fox stated that the Sewage Facilities Planning Module has not yet been sent to DEP, the Township is waiting for documentation from RTMA to confirm capacity. It is noted that Lot 149 is a development lot from Phase IV, but will actually be being developed in Phase V. Mr. Johnston stated that he just received the letter from Adams County Conservation District and will be forwarding it to the Township.

Gerald Shank made a motion to recommend approval to the Board of the modification request numbers 1st,2nd,3rd and 5th, Alicia Wooters seconded, the motion carried unanimously.

Gerald Shank made a motion to table the plan until these items are acquired and reviewed by the Township Engineer, Alicia Wooters seconded, the motion carried unanimously. It was the BOS action date currently is July 31, 2022, with this plan being tabled a Time Waiver will need to be submitted.

#### **MISCELLANEOUS**

Andrew Merkel, ACOPD, was at the meeting to continue discussion on the Zoning Ordinance-Agricultural Conservation. Discussion will continue at next month's meeting, Mr. Merkel will provide revisions for the PC.

#### **PUBLIC COMMENTS**

Andrew Merkel stated that Kimberly Beard, Township Secretary reached out to him on behalf of Chairman Holtzinger for an update on the Stoney Point/ Rte. 234 Intersection from Penn Dot. He received an update on the intersection one week after asking, which did not provide anymore information than what ACOPD already had. Mr. Merkel stated that Penn Dot has been experiencing quite a few staff changes which is creating delay and misinformation. Also, concerning the Stoney Point Bridge project, KCI had told Mr. Merkel that someone at the Township has been receiving updates on the project. He noted that Mrs. Mummert may want to find out who within the Township is receiving these emails.

He noted that a traffic study is being done on the Stoney Point Bridge project. Preliminary Engineering is going to be next and bridge design will be next.

Chairman Holtzinger mentioned the Adams County Long Range Transportation Plan and the fact that they are looking for feedback. He noted to the PC that if there are any roadways within Reading Township that should be of concern, to please contact the Adams County Office of

Development. Mr. Merkel mentioned that there were a number of projects already listed in the draft.

Chairman Holtzinger stated that often we are all quick to criticize, but he would like to publicly commend Mrs. Mummert, Administrative Assistant on doing a great job for the Township. He mentioned that Susan Smith, Solicitor represented the Township very nicely at the Zoning Hearing for the Shemon property and that Kevin Fox, Gannett Fleming and Andrew Merkel, ACOPD all make a great team and do a great job for the Township in each of their respective areas.

### **ADJOURNMENT**

A motion to adjourn was made by Gerald Shank at 7:50pm, Alicia Wooters seconded, the motion carried unanimously.

Respectfully Submitted,

Tiana Mummert  
Administrative Assistant