**READING TOWNSHIP**

**PLANNING COMMMISSION MEETING**

March 6, 2023

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 Alicia Wooters, Dana Shuman, Donald Godfrey and Gerald Shank with Chairman Bowen presiding.

Others in attendance included Susan J. Smith, Solicitor, Trey Elrod, Township Engineer with Gordon Brown and Associates, Andrew Merkel of Adams County Planning & Development, Andrew Miller, Zoning Officer, Tim Bieber, CHR Corp., Clark Craumer, Jeff Ebersole, as well as Township Supervisors Kevin Holtzinger, Jason Phillips and Wes Thomason.

Before making a motion to accept the February 6, 2023 Planning Commission meeting minutes, Vice Chair Alicia Wooters wanted to make a statement regarding the Public Comments portion of the February PC meeting minutes. She addressed the Public Comment made by Chairman Holtzinger encouraging the Planning Commission to keep in mind some of the homeowner issues at Chesterfield Community with the “lay of the land” when reviewing future subdivision projects. Ms. Wooters stated a reminder that the Planning Commission is a recommending body and the Board of Supervisors have the final approval when it comes to subdivision plans within Reading Township. Ms. Wooters also stated that she voiced her concerns during the planning process with Chesterfield and that was all she had to say. A motion to accept the February 6, 2023 Planning Commission meeting minutes was made by Jerry Shank, Alicia Wooters seconded, the motion carried unanimously.

**SUBDIVISION & LAND DEVELOPMENT**

**CHR Corp.**

**Rutter’s Store No. 7 Building Addition**

**2115 East Berlin Rd.**

**East Berlin, PA 17316**

Tim Bieber of CHR Corporation was in attendance to represent the Land Development Plan for Rutter’s Store No. 17.

Comment Letters were addressed from the Zoning Officer, Township Engineer and Adams County Planning & Development. There was question as to Zoning Hearing decisions in the past providing special exceptions per the Zoning Officer’s comment letter dated February 27, 2023. Mr. Bieber stated that he would look into the special exceptions.

A motion was made by Alicia Wooters to table the plan until Mr. Bieber can show proof of the prior special exceptions granted by the Zoning Hearing Board, Dana Shuman seconded, the motion carried unanimously.

**Thomas & Marcia Nell- Final Subdivision Plan**

**Southeast Intersection of Sowers Rd. & Harlacher Rd.**

**Parcel# 36K05-0005-000**

**SALD# 2023-03**

**East Berlin, PA 17316**

Clark Craumer was present to answer questions regarding the Thomas & Marcia Nell Final Subdivision Plan.

Comment Letters were addressed from the Zoning Officer, Township Engineer & Adams County Planning & Development. Mr. Merkel of ACOPD voiced concerns of a discrepancy between the deed used to prepare the plan & actual development rights allowed for this parcel.

Due to the discrepancy addressed in Mr. Merkel’s March 6, 2023 comment letter, Alicia Wooters made a motion to table the plan, Jerry Shank seconded, the motion carried unanimously. The Township Engineer reminded that action on the plan would need to be made at the May 15, 2023 BOS meeting unless a time waiver is provided in writing.

**Kevin Holtzinger- Sketch Plan**

**2425 East Berlin Rd.**

**East Berlin, PA 17316**

Mr. Holtzinger was present to show the Planning Commission 2 sketch plans for his property at 2425 East Berlin Rd. One plan showed possibilities of a subdivision with the current zoning, the other plan would require a Zoning Hearing for a Variance. The Planning Commission did not show preference to either plan.

**PUBLIC COMMENTS**

Andrew Merkel noted that there would be a representative present at the March Board of Supervisors meeting to give an update of the County Heritage Plan. Adams County is encouraging local municipalities to focus on historical focal points within their community for this project.

On that note, Alvis(Trey) Elrod, Township Engineer, encouraged the Planning Commission and BOS to think about some possibilities within Reading Township in which Grants could be applied for. Mr. Elrod and his firm at Gordon L Brown & Associates would like to help the Township apply for Grants.

**ADJOURNMENT**

Dana Shuman made a motion to adjourn the meeting at 8:14pm, Gerald Shank seconded, the motion to adjourn carried unanimously.

Respectfully Submitted,

Tiana Mummert

Administrative Assistant

**ADJOURNMENT**

A motion to adjourn the meeting was made by Jerry Shank at 8:36 pm, Don Godfrey seconded, the motion carried unanimously.