

**READING TOWNSHIP
PLANNING COMMISSION MEETING**

June 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 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, Andrew Miller, Zoning Officer, John Skovira, Project Manager, Good Hope Ventures as well as Township Supervisors Kevin Holtzinger and Wes Thomason.

A motion to accept the May 2, 2022 Planning Commission Meeting minutes was made by Alicia Wooters, Gerald Shank seconded, the motion carried unanimously.

SUBDIVISION & LAND DEVELOPMENT

Hampton Heights- Phase V

SALD# 2022-02

Final Plan

Gerald Shank made a motion to table the Hampton Heights Phase V plan to the July PC meeting, due to the developer asking to have time to address the Engineer's comments, Alicia Wooters seconded, the motion carried unanimously.

Chesterfield Phase 2(Revision Date: 05/20/22)

SALD# 2022-01

Final Plan

John Skovira, Project Manager, Good Hope Ventures, was in attendance representing Chesterfield Phase 2. Good Hope Ventures presented two Waiver requests to the Planning Commission.

The first was for §22-403(7)(C) to waive the requirement for street intersections to have a leveling area which shall have a minimum of 100 feet as measured from the intersection of the centerlines within which no grade shall exceed a maximum of 4 percent. The plan shows a grade of 5 and a half percent which is consistent with the Preliminary Plans for Chesterfield approved in 2009. The Engineer is concerned due to not having curbs in the development and the roadways being only measuring 22 feet in width. Mr. Shank made a motion not to recommend granting this waiver, Ms. Wooters seconded, the motion carried unanimously.

The second waiver request was for §22-403(1)(C(3) to waive the requirement that access drives (driveways) may not be within 25 feet of an intersection for lots 28 & 55. The waiver explained that these two particular lots are consistent with the previously approved Preliminary Plan and have been adjusted away from the intersections to the greatest extent possible. A motion to recommend approval of this waiver to the Board of Supervisors was made by Mr. Shank, Ms. Wooters seconded, the motion carried unanimously.

The Engineer went on to point out that a wetlands evaluation should be shown on the plan. Mr. Merkel suggested that if there are changes in grading made, the plan would need to be reviewed again by the Engineer. A motion to table the plan for revision to the July 6, 2022 meeting was made by Gerald Shank, Alicia Wooters seconded, the motion carried unanimously.

ZONING HEARING

Reading Investors, LP

Diana Dr. & Browns Dam Rd.

Dimensional Variance

Hearing Date: June 30, 2022

The Planning Commission was in concurrence that they would not make a recommendation to approve this variance. Reading Investors, LP did not file yearly phasing schedules in a timely manner, therefore the Planning Commission states that Reading Investors, LP created their own hardship. The Hearing Date for this Zoning Hearing is set for June 30, 2022.

MISCELLANEOUS

The fence regulations ordinance amendment was provided for the Planning Commission to review. Ms. Wooters made a recommendation to accept the amendments as presented, Mr. Shank seconded, the motion carried unanimously.

The sign regulations ordinance amendment was provided for the Planning Commission to review. Mr. Shank made a motion to accept the amendments, Alicia seconded, the motion carried unanimously.

Andrew Merkel provided some solar use amendments to be rolled into the Agricultural District Zoning Ordinance. He will make some revisions based on the comments of the Planning Commission and provide them for the next meeting on July 6, 2022.

PUBLIC COMMENTS

Chairman Holtzinger pointed out that the Dan Ryan Builders signs in the Hampton Circle are out of compliance with the sign ordinance and will need to be removed.

Mr. Holtzinger also made all present aware of a piece of construction equipment that was stolen from the jobsite at Hampton Heights.

The issue of Temporary Occupancy Permits was brought to the attention of the Planning Commission. There are several lots that these permits were issued to in Chesterfield and Phase IV of Hampton Heights. Those lots did not fulfill their agreements by the required deadline of June 1, 2022. Mr. Holtzinger stated that there should be no further permits issued for these lots until the requirements of the agreements are met.

ADJOURNMENT

Gerald Shank made a motion to adjourn the meeting at 8:04pm, Alicia Wooters seconded, the motion carried unanimously.

Respectfully Submitted,

Tiana Mummert
Administrative Assistant