

**READING TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
July 6, 2015**

The regular monthly meeting of the Reading Township Planning Commission was held at the Reading Township Municipal Building and called to order at 6:29 pm by Chairman John Biese. Planning Commission members in attendance were Vice-Chairman William Bowen, Gerald Shank and Alicia Wooters with Chairman Biese presiding. Dana Shuman was absent from the meeting.

Others in attendance included Andrew Merkel, Senior Planner for Adams County Office of Planning & Development; Attorney Victor Neubaum, Solicitor; P. Eric Mains, P.E. of Buchart Horn, Inc.; Clark Craumer of Clark P. Craumer, LLC; and John Howe.

The June 1, 2015 minutes were approved as written on a motion by Mr. Shank and seconded by Ms. Wooters; motion carried unanimously.

**PUBLIC COMMENT**

There was no public comment.

**SUBDIVISION & LAND DEVELOPMENT**

**John E. Howe  
Final Review #2015-02  
656 Fish & Game Road**

Mr. Mains stated the final plan has been revised to address all his comments pending the Conditional Use hearing to address the "Estate Lot" provision. On a motion by Mr. Shank and a seconded by Ms. Wooters, the Planning Commission recommended approval of the final plan with the condition to proceed with the Conditional Use hearing; motion carried unanimously.

**John E. Howe  
Conditional Use #2015-01C  
656 Fish & Game Road**

The application for a Conditional Use hearing was received and reviewed by the Planning Commission. This hearing will address the comments of Mr. Mains in order to comply with §27-503.A(1)(b) & §27-503.B(2) encompassing the regulations concerning the Zoning Ordinance with regards to "Estate Lot" provisions and Living Areas at the "tops" of hills or elevations. The Planning Commission gave conditional approval for the Board of Supervisors to proceed with the Conditional Use hearing scheduled for July 20, 2015 on a motion by Mr. Shank and seconded by Ms. Wooters; motion carried unanimously.

**Jeffrey M. & Deborah A. Seibert  
Preliminary Review #2010-06**

Mr. Craumer, representing the Seibert's, presented a copy of the preliminary plan dated March 26, 2013 to the township office and a copy to Mr. Merkel and asked for the Planning Commission to proceed forward and for direction on how to proceed. Mr. Craumer mentioned that a letter dated May 29, 2015 from the PA Department of Environmental Protection stated their department has approved the plan provisions presented to them. Chairman Biese expressed concern that so much time has passed that they will need to review the documents from the past 5 years since the request originally started. Mr. Mains requested an electronic copy of the preliminary plan dated March 26, 2013 be submitted to his office and he will review the plan along with the latest condition letter that was presented to the Seibert's and discuss those comments with Mr. Clark and submit those comments to the Planning Commission. Mr. Merkel also expressed concern that because of the length of time that has passed it would be wise to review all the plans and comments to

determine exactly what has transpired and what the next course of action should be with regards to the proposed plan. On a motion by Mr. Bowen and seconded by Mr. Shank the Planning Commission tabled the plan until additional information can be obtained; motion carried unanimously.

### **MISCELLANEOUS/INFORMATIONAL**

#### **ACOPD Training Survey Form**

Mr. Merkel answered questions concerning the survey form presented to the Planning Commission as the County is seeking input to determine which type of training would be most advantageous to various individuals as they plan and prepare for future training seminars.

### **PUBLIC COMMENT**

There was no additional public comment to conclude the meeting.

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:04 pm on a motion by Mr. Bowen and seconded by Ms. Wooters; motion carried unanimously.

Respectfully submitted,

Garry R. Wilt  
Administrative Assistant