

MINUTES
SPECIAL MEETING
INCLUDING A JOINT MEETING WITH PLANNING COMMISSION
September 24, 2020

The special meeting of the Reading Township Board of Supervisors conducted as a Joint Meeting with the Planning Commission on the proposed ordinance to amend the Zoning Map (rezoning's) was held at Reading Township and called to order at 6:32 pm. Kevin Holtzinger, Chairman. Vice Chairman Greg Heefner and Jason Phillips were present. Also, Planning Commission members, Chairman John Biese, Jerry Shank and Dana Shuman by phone.

Community Media televised the meeting and the Board excepted comment through Township Phone.

Susan Smith, Solicitor, Andy Merkel, Adams County Planning, Wilbur Slothour, Land and Sea and Gail Bixler attended the meeting.

The Board and Planning Commission and Board of Supervisors discussed re-zoning of the following properties:

Land Conservation to Moderate Density Residential

Bony Dawood, Good Hope Ventures, PIN 36J07-0039-000 (Chesterfield)- The Planning Commission recommended approval.

Roy Holtzinger, PIN 36K07-0023-000-The Planning Commission recommended approval.

Kevin Holtzinger, PIN 36J07-0024-000-The Planning Commission did not recommend approval.

Kevin Holtzinger, PIN 36J07-0023B-000-The Planning Commission did not recommend approval.

Kevin Holtzinger, PIN 36K-0002C000-The Planning Commission did not recommend approval.

Clair & Janet Gruver, PIN 36K-0025-000-The Planning Commission recommended approval.

Harrold & Rebecca Ruppert, 36K07-0032B-000 The Planning Commission recommended approval.

David Gardner & Rebekah Pardun, PIN 36K07-0032-000- The Planning Commission recommended approval.

R-2 Low Density Residential to Commercial/Industrial.

Bony Dawood, Good Hope Ventures, PIN 36J07-0039-000 (Chesterfield)- The Planning Commission recommended approval.

Ryan Bingaman, PIN 36J07-0038A-000- The Planning Commission recommended approval.

DISCUSSION

Gail Bixler would like to see more housing for seniors, one story duplex's and more ranch style houses.

Monica Scriver, 759 Gooseville Road, wants to know where the data is that the Board has which is showing an influx of people coming into the Township. Ms. Scriver would like to see some data.

Monica Scriver questioned Gail Bixler as to what the average cost of a home. She also would like to know why the people are moving to the rural areas from the city. She would also like that data.

Monica Scriver wanted to know if there will be a vote tonight. Attorney Smith stated there will not be a vote it is just a discussion. Monica questioned the Board as to how they are approving some people to go back to agricultural and then wanted residential. When people are asking to not build residential up against farmland. What is your approach as far as your decisions on how you are able to listen to some residents especially when somebody wants to take agricultural and flip it to residential in an area that is far more of a reaching plan for that happening then what we are talking about tonight.

Chairman Holtzinger responded the landowners will be notified and they will have the opportunity to have another public meeting and they will have a chance as they did prior on the remaining parcels they are referring to. Chairman Holtzinger also stated he did withdrawal his commercial request because of the public out pour and he took a different approach. He heard if he changes his though process from Commercial Residential some of the residents are not going to be at the next meetings because they will not have a problem with it. He also stated the Board are viewing this not by what people want but by the infrastructure that is in place, the public sewer, the public water. You follow what the cluster does. The services are available. They are not asking to go out and put another sewer plant in a different location in the township. Chairman Holtzinger stated they are simply expanding growth from where it already is.

Monica Scriver stated she respects what Chairman Holtzinger is saying but she was not talking about his property as much as farmers where there is going to be development right up against their farmland. Ms. Scriver would like to know why someone on the whole other side of the township where there is not utilities or sewage is being allowed to voice their status and other people may want to do the same thing?

Mr. Beise, Chairman of the Planning Commission state these lots back up to residential in the residential area of Hampton Heights.

Monica Scriver-Questioned Mr. Merkel once the rezoning is done it can not be revisited for ten years. Attorney Smith stated she will weigh in because that is a legal question. There is no limitation. It is at the Boards discretion. It is a legislative process.

Mr. Heefner questioned Ms. Beard as to when the Joint Meeting Date was posted on Reading Townships website.

Mr. Shank stated it has been on at least two weeks because he checks the website every day.

Chairman Holtzinger stated all properties were discussed except the properties that he is requesting to change the zone. Attorney Smith asked him to recuse himself. Chairman Holtzinger moved to the audience.

Mr. Merkel stated there was a very small property that was missed when the rezoning was being addressed. The address is 2770 East Berlin Road, Parcel number 36K07-0024---000 from Land Conservation to Moderate Density.

There was a discussion on Mr. Holtzinger's property. Mr. Biese stated the Planning Commission does not recommend the changes requested on Mr. Holtzinger's properties.

Mr. Holtzinger stated as a citizen and landowner, he has a severe problem with the Planning Commissions approach when they allowed the Shemon Property and Hampton Heights to be rezoned.

Mr. Biese stated they were in the growth areas.

Mr. Holtzinger replied he mentioned in the Comprehensive plan his 99 acres also were in that as well and the 50 acres is probably the most logical place for growth to take place when they have builders who are interested in the property for affordable housing in Reading Township. He stated the sewer plant has the capacity. Mr. Holtzinger stated as the Board sat in the meeting reviewing the budget, they had some concerns. He stated the employees want raises, they continue having departments that want more manpower and without seeking more revenue or raising taxes or both there is going to have to be a disconnect in service somewhere. He stated we are going to either have service cut or taxes need to be raised or we need to increase revenue or a combination of both.

Mr. Biese stated the citizens need to have their input on the changes Mr. Holtzinger made to his rezoning requests.

Attorney Smith stated the properties other than Mr. Holtzingers were properties that were proposed through discussions before the Planning Commission or Supervisors but the three Holtzinger properties are the subject of a private request so they process regardless of what ever your positions are. Mr. Holtzinger must go through the procedures for rezoning which are advertising and public comments. The Planning Commission will have an opportunity

before that happens to have formal positions on any of the properties going forward including the six already discussed.

Monica Scriver commented how very disturbed she is. Ms. Scriver stated she knows the Supervisors can put on a different hat and sit down off his Board of Supervisors role and become a citizen and speak but there is a huge conflict of interest here and she would like that to be noted in the meeting minutes.

Attorney Smith replied there is no conflict of interest. This is a Supervisor who is a landowner and he has the right to speak to his property. He is not sitting at the table. He has recused himself from the discussion by the Board of Supervisors and the Planning Commission and is sitting in the audience. Supervisor Holtzinger has recused himself from the discussion at the table, that is the law. She stated he also has a legal right to speak as a property owner from the audience as would any other property owner interested in the matter. Attorney Smith stated that it was also determined the meeting announcement was published on the Township website at least two weeks ago and it was also discussed at the Board meeting.

Monica Scriver stated she could not find it on the website. Ms. Scriver stated again she would like data as to what is affordable housing in Reading Township.

Attorney Smith stated Mr. Holtzinger is not sitting at the Board table and questions can not be directed to him. The Board can answer her questions.

Gail Bixler, realtor, stated affordable housing can range from \$180,000 to \$250,000. In Hanover itself an average house sells for \$180,000 but outside of Hanover it is a little more. She stated the Board should be able to get data off the RAYAC website.

Monica Scriver stated numbers would help. Ms. Scriver stated the Board listens to some and not others especially farmers that do not want to lose their properties. She also stated somebody mentions an increase in revenue and she knows that it could not have been Mr. Holzinger because he is a citizen right now not a Supervisor. She questioned Greg and Jason as to how much money the Township has because of the concern for the revenue needing to be increased.

Mr. Heefner stated that there is money in CD'S and over \$600,000 was spent on road construction on part of Church Road and that depleted a lot of the budget.

Attorney Smith stated she believes the comment concerning revenue was meant for the Municipal authority raising revenue by raising rates or adding customers.

Monica Scriver stated she was impressed when she heard the numbers from the budget.

Attorney Smith questioned the Board as to if they have any other comments.

Mr. Phillips asked is the Peepytown Road portion, the East and West Side, do they have to be the same zone?

Attorney Smith stated there is no legal guideline on that. She stated a lot of municipalities do not want to break up a piece of property into two zoning districts.

Mr. Merkel stated when you split a property into different zones it is more of a challenge to enforce.

Attorney Smith stated all properties were addressed including the small property Mr. Merkel mentioned. She stated we have heard the Planning Commissions positions on the properties. It would then go to the next Board of Supervisors meeting as an action item, send forward to public hearing, the ones identifying the properties as a municipal matter and the private request which would have to go forward. She stated you then would go forward setting a date of public hearing then propose what those rezoning would look like or not. Then eventually a public hearing would be held. Attorney Smith stated before any of that happens it would be sent back to the Adams County Planning Department and the Planning Commission for their formal recommendation.

There was discussion on the guidelines for meetings with Covid 19 and the Comprehensive Plan. Mr. Phillips questioned Mr. Merkel as to whether the rezoning would be compliant with the plan. Mr. Merkel stated as it stands now some are and some are not. Attorney Smith questioned Mr. Merkel as to whether the rezoning that are supported by the Planning Commission conformant with the growth area plan. Mr. Merkel replied yes. She then questioned Mr. Merkel as to whether the private properties that are not supported by the Planning Commission in conformance with the plan. Mr. Merkel replied no.

Chairman Biese questioned Mr. Holtzinger if has anything else to say as a Supervisor.

Chairman Holtzinger stated on the lower side of Route 234, the portion of his farm with 2200' of road frontage, clearly is in the comprehensive plan. Chairman Holtzinger feels they are being unfair by totally excluding property that has been in the comprehensive growth plan for ten years.

Mr. Holtzinger stated as a citizen, he feels he is be discriminated against. He stated Chesterfield, right across the street ties into the cluster and has the sewer line coming across as well.

Monica Scriver stated Mr. Merkel just confirmed that the properties that are being discussed and the questions that are being asked by the property owners can be brought up at the next meeting.

Attorney Smith stated as a property owner at this joint public meeting offering public comment Mr. Holtzinger has a right to speak. He will also have a right to speak at the public hearing as would any other property owner involved or interested in the other properties.

Monica Scriver questioned whether the decisions that the Planning Commission made on the properties that are going to go to hearing fit within the Comprehensive Plan. Attorney Smith stated all the proposals discussed whether supported by the Planning Commission or not fit with in the growth area of the Comprehensive Plan.

Monica Scriver stated so they are not violating the Comprehensive Plan.

Attorney Smith state there is conformance with the Comprehensive Plan for what is supported by the Planning Commission. There is conformance with the Comprehensive Plan for proposals that have not been supported by the Planning Commission.

Chairman Biese stated not completely.

Mr. Merkel stated the properties supported by the Planning Commission are with in the growth area. Mr. Holtzingers 90-acre property is partially in the growth area, his 50-acre property is not and the Peepytown property is not. Also, the small property that was discussed that was missed originally is not in the growth area.

Monica Scriver thanked the Planning Commission.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:23 p.m. on a motion by Vice Chairman Heefner, seconded by Supervisor Phillips; motion carried unanimously.

Mr. Shank made a motion to adjourn the Planning Commission at 8:23 p.m., second by Chairman Biese; motion carried unanimously.

Respectfully submitted,

Kimberly Beard
Secretary/Treasurer