**READING TOWNSHIP**

**PLANNING COMMMISSION MEETING**

May 6, 2024

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

Others in attendance included Susan J. Smith, Solicitor, Alvis Elrod, Township Engineer, Andrew Merkel, Adams County Office of Planning and Development, Doug Stambaugh, Vernon Greer, Patrick Boland, Ron Brown, GHI Engineering, Gary Trimmer, Barry Bechtel Inc., Phil Garland, Developer- Hampton Heights, Dean Shank, Kevin Holtzinger, as well as Supervisors, Wes Thomason, and Jason Phillips.

Gerald Shank made a motion to approve the April 1, 2024 Planning Commission meeting minutes, Alicia Wooters seconded, the motion carried unanimously.

A motion was made by Gerald Shank to recommend approval of the Annual PC Report for 2023 to the Board of Supervisors, Alicia Wooters seconded, the motion carried unanimously.

**SUBDIVISION & LAND DEVELOPMENT**

**SALD#2024-03**

**Boland Preliminary/Final Land Development Plan**

**Parcel# 36K05-0017C—000**

**Nell Rd.**

**East Berlin, PA 17316**

**BOS Action Deadline: 7/15/24**

Andrew Merkel, ACOPD, stated that the County did not charge a review fee because there is no such category to their fee schedule that would pertain to a Plan like this. He feels that this Plan having two accessory buildings should not be in considered for Land Development.

Mr. Elrod stated that this type of Plan is does in fact meet the current criteria of Land Development according to the adopted SALDO. Mr. Elrod went over his comment letter for the Plan. Mr. Trimmer of Barry Bechtel Construction, thanked Mr. Elrod for the comments and stated he would make revisions. Jerry Shank made a motion to table recommendation of the Plan, Alicia Wooters seconded, the motion carried unanimously.

**SALD# 2024-02**

**Shank Preliminary/Final Subdivision Plan**

**Parcel# 36K06-0002—000**

**East Berlin, PA 17316**

**BOS Action Deadline: 7/15/24**

Doug Stambaugh with GHI Engineers was present to represent a plan to subdivide an 11 acre lot for agricultural purposes allowing a residence from the parent parcel.

Township Engineer, Trey Elrod went over his comment letter. Andrew Merkel stated that many of the County’s concerns were touched on in Mr. Elrod’s comment letter. A motion to table recommendation of the Plan was made by Jerry Shank, Alicia Wooters seconded, the motion carried unanimously.

**SALD# 2023-06**

**Hampton Heights Phase VI Final Subdivision Plan- Last Revised 3/6/24**

**Parel# 36K07-0023A—000**

**East Berlin, PA 17316**

**BOS Action Deadline**: **5/20/24**

Phil Garland, Developer of Hampton Heights was present. He commented that he will be presenting a time extension letter to the Board of Supervisors at their next meeting for the Plan.

Jerry Shank made a motion to table the recommendation, Alicia Wooters seconded, the motion carried unanimously.

**DISCUSSION**

Solicitor Smith referenced a letter written 4/9/24 from Adam Boyer, Barley Snyder Attorneys at Law regarding the Zoning Ordinance particularly in the Agricultural Conservation District. Mr . Boyer’s client, Mr. Starner recently had applied for a dimensional variance of maximum lot size in the AC district to the Zoning Hearing Board. The variance was denied. The letter serves as a plea to the BOS to make an amendment of the Zoning Ordinance to better serve the needs of the Township’s residents.

**ADJOURNMENT**

A motion to adjourn the meeting was made by Jerry Shank at 7:49 pm, Alicia Wooters seconded, the motion carried unanimously.

Respectfully Submitted,

Tiana Mummert

Administrative Assistant