**READING TOWNSHIP**

**PLANNING COMMMISSION MEETING**

November 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 6:30pm by Chairman Bill Bowen. Planning Commission members in attendance were Vice Chairperson Alicia Wooters, 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, Harold & Rebecca Ruppert, Larry Stoner, Troy Starner, Taylor Althouse with Hanover Land Services, Jack Powell PE (via phone) as well as Supervisors Kevin Holtzinger, Wes Thomason and Jason Phillips.

A motion to accept the October 2, 2023 Planning Commission meeting minutes was made by Jerry Shank, Don Godfrey seconded, the motion carried unanimously.

**PUBLIC COMMENT**

Chairman Bowen opened up the meeting to Public Comments. Kevin Holtzinger gave an update on the traffic improvement at the intersection of Peepytown Rd. and Rte. 234. Mr. Holtzinger received a certified letter that stated the intersection improvement is on schedule to begin 2026.

**SUBDIVISION & LAND DEVELOPMENT**

**Evelyn Mark**

**Final Subdivision Plan (last revised 09/20/23)**

**SALD# 2023-05**

**Parcel # 36K06-0023**

**341 Wolf Rd.**

**East Berlin, PA 17316**

**BOS action deadline: 11/20/23**

Taylor Althouse of Hanover Land Services was present to represent the Evelyn Mark Final Subdivision Plan. Township Engineer, Trey Elrod began by reminding Hanover Land Services that the Board of Supervisor Final Action Deadline for the Plan is November 20,2023, there will need to be a time waiver brought before the Board at the BOS meeting 11/20/23.

Hanover Land Services requested a waiver of a Preliminary Plan §22-303 , Jerry Shank made a motion to recommend the waiver to the BOS, Aalicia Wooters seconded, the motion carried unanimously.

A waiver of §22-306 – Scale Size was requested, Jerry made a motion to recommend the waiver to the BOS, Alicia seconded, the motion carried unanimously.

A motion was made to support a waiver of §22-306.A.(30) Wetlands Report modification of delineation of wetlands with the information the Township Engineer requests by Jerry Shank, Alicia Wooters seconded, the motion carried unanimously.

A waiver was requested for §22-501.A. Monuments & Markers, a motion was made by Jerry Shank to recommend Board Approval with modifications to the Engineer’s specifications of where the monuments should be placed, Alicia seconded, the motion carried unanimously.

**Starner & Starner Properties**

**Preliminary/Final Subdivision Plan**

**SALD# 2023-07**

**Parcel # 36J09-0024D-000/36J09-0024C-000**

**385 & 360 Dicks Dam Rd.**

**New Oxford, PA 17350**

**BOS action deadline: 1/15/23**

Jack Powell, PE was present by speaker phone to represent Starner & Starner Properties Preliminary/Final Subdivision Plan. The intent of the Plan is to create 5 Estate Lots. The Township Engineer went over his comment letter dated November 3, 2023. He pointed out a few waivers that would need to be brought to the Township in writing. A motion was made by Gerald Shank to table the Plan until the applicant decides if these lots will be agricultural or residential in nature, Donald Godfrey seconded, the motion carried unanimously.

**Kevin S. & Benay V. Holtzinger**

**Preliminary/Final Subdivision Plan**

**SALD# 2023-08**

**Parcel # 31J07-0045---000**

**2425 East Berlin Rd.**

**East Berlin, PA 17316**

Kevin Holtzinger presented his subdivision plan for 2425 East Berlin Rd. The plan creates a 4 lot subdivision which includes the parent lot on the East Berlin Rd. side and creates 3 new residential lots on the Stoney Point Rd. side of the property.

A recommendation for the Vice Chairman of the Board of Supervisors to sign the DEP Planning Exemption Module was made by Mr. Shank, Alicia Wooters seconded, the motion carried unanimously.

Mr. Holtzinger presented a written waiver request for the following:

§22-303 Preliminary Plan- Jerry Shank made a motion for the BOS to approve this waiver of a preliminary plan, Alicia Wooters seconded, the motion carried unanimously.

§22-306.A.(30) Wetland Report Waiver- Jerry Shank made a motion to recommend approval to the Board for this waiver, Alicia Wooters seconded, the motion carried unanimously.

§22-407.1.C. Dimensional Width vs. Depth for Lot #4, Jerry Shank made a motion to recommend approval to the Board for this waiver, Alicia Wooters seconded, the motion carried unanimously.

§22-411.F. Water Impact Study, Planning Commission members in attendance were not in favor of this waiver, no motion was made.

A motion was made for the Board of Supervisors to conditionally approve this plan as long as all comments were met by the Engineer’s letter dated 11/3/23, the County comments from letter dated 10/28/23 and the Zoning Officer’s letter dated 10/27/23.

 **PLANNING DISCUSSION**

Andrew Merkel was present to discuss changes to Zoning text for the Commercial/Industrial District.

**ADJOURNMENT**

A motion to adjourn the meeting was made by Jerry Shank at 8:28 pm, Alicia Wooters seconded, the motion carried unanimously.

Respectfully Submitted,

Tiana Mummert

Administrative Assistant