

Reading Township Planning Commission
Regular Meeting
August 2, 2021

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 Bill Bowen. Planning Commission members in attendance included Alicia Wooters, John Biese, Gerald Shank and Dana Shuman.

Others in attendance included Susan J. Smith, Solicitor; Kevin Fox, P.E. of Gannett Fleming, Inc., Andrew Merkel, ACOPD, Nick & Lauren Grim, Pat Mullens, Mary Ann Dissinger, Ken Scott, Rodney Hollabaugh, Jefferey Ebersole, Katrina McClelland, Jason Phillips and Kevin Holtzinger, Reading Township Supervisors.

John Biese made a motion to approve the July 7, 2021 minutes, Alicia Wooters seconded, the motion carried unanimously.

PUBLIC COMMENTS

Rodney Hollabaugh was asking when the Peepytown Rd./Holtzinger Zoning Map Amendment Hearing would take place. He was told that that it would be at the Board of Supervisors meeting on August 16, 2021. Mr. Hollabaugh wanted to know what the Planning Commission decided. Mr. Shank told him that the Planning Commission is in favor of re-zoning the 23 acres west of Peepytown Rd.

SUBDIVISION AND LAND DEVELOPMENT

Ebersole Subdivision

SALD# 2021-05

2540 Stoney Point Rd.

East Berlin, PA 17316

Final Plan

Ken Scott of Beyond All Boundaries provided the Planning Commission with a revised subdivision plan reflecting comments made in the Gannett Fleming letter dated June 4, 2021. Mr. Bowen questioned whether or not a waiver from section §22-403.2C. of the Subdivision and Land Development Ordinance was requested for the cartway width on Mr. Ebersole's plan. The Solicitor confirmed that a waiver was recommended for the plan to be approved. The Solicitor asked if Mr. Scott had made an application for a waiver in reference to the cartway width requirements. Mr. Scott stated that the waiver was verbally granted at the July 7th PC meeting. The Solicitor explained that the cartway width should be reflected on the plan to avoid the owner

incurring costs according to Ordinance §22-403. Mr. Scott stated that he will take a look at the cartway width again and reflect any changes on the plan.

Mr. Shank made a to recommend conditional approval of the plan with comments 1 and 12 being satisfied from the Gannett Flemming letter dated July 7, 2021, as well as any future comments being satisfied following the Engineer's review of the updated plan with a revised date of July 16,2021 brought before the Planning Commission on August 2, 2021. Dana Shuman seconded, the motion carried unanimously.

Dissinger Subdivision

SALD# 2021-04

560 Hoover School Rd.

East Berlin, PA 17316

Final Plan

Andrew Merkel stated that ACOPD's comments from the letter dated June 14,2021 have all been addressed on the revised plan. Kevin Fox addressed Gannet Flemming's comments from the letter submitted to the Township on August 2, 2021. Nick Grim verbally requested a waiver for the cartway width on the plan in lieu of making cartway improvements. The Township Solicitor advised that this waiver request would need to be in writing also stating a reason for the waiver request.

John Biese made a motion to accept a written waiver request from section §22- 403.2C. of the SALDO for the cartway width on the plan, Alicia Wooters seconded, the motion carried unanimously.

A motion was made by Dana Shuman to recommend the subdivision plan be accepted with revision showing clarification of spray irrigation system location, Alicia Wooters seconded the motion carried unanimously.

Mr. Shank made a motion was to sign the Sewage Facilities Module before the Planning Commission, Ms. Shuman seconded, the motion carried unanimously.

Craig Nell Subdivision

SALD# 2021-06

115 Harlacher Rd.

East Berlin, PA 17316

Final Plan

Mr. Merkel made a comment that the plan is drawn incorrectly on the Final Plan submitted. When researching for ACOPD comments it was found that this plan is inconsistent with current County mapping records.

Alicia Wooters made a motion to table the plan to the 9/8/21 Planning Commission meeting, Dana Shuman seconded, the motion carried unanimously.

MISCELLANEOUS

Katrina McClelland submitted a map of her properties to discuss possibly joining two lots that had previously been subdivided. The Planning Commission suggested for Ms. McClelland to have a plan prepared by a surveyor if she would like to proceed.

The Solicitor brought to the attention two updates of legislature that were passed by the Pennsylvania General Assembly.

Act 50, the Small Wireless Facilities Deployment Act, was enacted June 30,2021 and will go into effect in 60 days. The Act mandates that these facilities be permitted uses in rights-of-way in all zoning districts. The Act mandates additional design and procedural requirements. An amendment to the Zoning Ordinance to reflect this Act will be brought before the Planning Commission for review and recommendation in the future.

Act 65; also enacted June 30,2021 will take effect within 60 days, is a law about agendas for municipal boards and commissions. This Act mandates that all agendas must be published 24 hours in advance of any meetings on the website and front door of the municipal offices. If a non-emergency action item is not on the agenda, the item cannot be acted upon at the meeting.

Andrew Merkel of ACOPD brought with him a flyer for an Adams County Long Range Transportation Plan. He encouraged everyone to take the survey and pass it onto Adams County Residents for feedback.

ADJOURNMENT

A motion was made to adjourn the meeting was made at 8:22pm by Ms. Wooters, Mr. Shank seconded, the motion unanimously.

Respectfully Submitted,

Tiana Mummert
Administrative Assistant

