

Reading Township Planning Commission

Regular Meeting

May 3, 2021

The regular monthly meeting of the Reading Township Planning Commission was held at the Reading Township Municipal Building and called to order at 6:30 p.m. by Chairman William Bowen. Planning Commission members in attendance were Gerald Shank, John Biese, Dana Shuman and Alicia Wooters with Chairman Bowen presiding.

Others in attendance included Attorney Susan J. Smith, Solicitor; Virginia J. Thornton, P.E. of Gannett Fleming, Inc.; Andrew Merkel, ACOPD, Ken Scott of Beyond All Boundaries, Eric Newcomer, Tammy Pearson, Renee Davino, Steve Clingan, Christy Clingan, Kevin Holtzinger and Jason Phillips, Supervisors of Reading Township.

The April 5, 2021 minutes were approved as written on a motion by Mr. Shank and a second by Dana Shuman, motion carried unanimously.

Public Comment

Eric Newcomer introduced himself as the renovating owner of the previous Goalpoast Tavern, soon to be a new restaurant on the circle of Hampton. Mr. Newcomer presented sketch drawings to the Planning Commission, stating that there could be a foreseeable need for a pick-up window at his new restaurant due to COVID-19. Mr. Newcomer asked the Planning Commission for recommendations on his proposed use. Solicitor Susan Smith advised Mr. Newcomer to present this plan to the Zoning Officer, who has exclusive authority to interpret the Zoning Ordinance.

Supervisor Holtzinger commented that PennDOT has been out to look at the intersection of Peepytown Rd. and Rte. 234. PennDOT's chief engineer agrees that the intersection needs to be improved for safety.

Andrew Merkel spoke about federal safety funds available for the county and relayed that a safety plan is set to start a preliminary safety plan in July 2021 for the intersection of Stoney Point Rd. and Rte. 234.

Davino, Pearson & Spahr

SALD #2020-08

Final Plan

Bill Bowen read the review comments of the Zoning Officer which indicated that the proposed lots did not satisfy the ZHB condition as to lots “approximately 30 acres in size” and required further application to the ZHB.

Mr. Shank made a motion to grant approval of the plan with the condition that the Zoning Hearing Board approve the lot sizes proposed on the plan where Lot 6 is 29.32 acres, Lot 7 is 18.49 acres & Lot 8 is 42.29 acres, Ms. Shuman seconded, the motion carried unanimously.

Steve & Christy Clingan & John Winand Jr. & Deborah Winand

SALD #2021-03

1290 & 1270 Fish & Game Rd.

Lot Addition & Land Exchange

Final Plan

Mr. Merkel reviewed the comments from ACOPD’s letter from May 3,2021. Ms. Thornton addressed Gannett Fleming’s comments from their letter submitted April 30, 2021. The Zoning Officer states that the plan meets the requirements of the Reading Township Zoning Ordinance.

Solicitor Smith commented that a lot merger agreement must be submitted. She also advised that there is no requirement in the MPC or SALDO that requires the filing of a deed concurrent with the filing of the subdivision plan.

Ms. Shuman made motion to approve the plan with the conditions that comments from the ACOPD letter May 3,2021 and Gannett Fleming’s letter from April 30, 2021, with the exception of the Township engineer’s comment #11, as well as modification of comment #8, are satisfied. Mr. Shank seconded, the motion was carried unanimously.

MISCELLANEOUS

Supervisor Holtzinger led a discussion asking for clarification on ordinance § **27-503** which applies to maximum density standards in the Land Conservation District and how it applies to recreation uses. Mr. Merkel addressed the ordinance and ways to interpret it.

Mr. Shank made the motion, Ms. Shuman seconded.

Meeting adjourned at 7:37 p.m.

Respectfully submitted,

Tiana Mummert
Administrative Assistant