

**Reading Township Planning Commission**  
**Regular meeting**  
January 4, 2021

The regular monthly meeting of the Reading Township Planning Commission was held at the Reading Township Municipal Building and called to order at 6:28 p.m. by Chairman John Biese. Planning Commission members in attendance were William Bowen, Alicia Wooters, Gerald Shank with Chairman Biese presiding.

Others in attendance included Attorney Susan J. Smith, Solicitor; Township Engineer Virginia Thornton, of Gannett Fleming, Inc.; Andrew Merkel, ACOPD, Clark Craumer, Clark P. Craumer LLC, Todd Grim, Jeffrey Seibert, Joyell and Steve Junkin, Kevin Holtzinger and Jason Phillips, Supervisor of Reading Township.

The Planning Commission meeting was held in consideration of COVID-19 mitigation guidelines. Fewer than 14 people were present, social distancing of six feet was in place, face masks, hand sanitizer and disinfected wipes were available to all attendees.

**MINUTES**

The December 7, 2020 minutes were approved as written on a motion by Mr. Bowen and a second by Mr. Shank, motion carried unanimously.

**PUBLIC COMMENT**

There were no public comments.

**SUBDIVISION & LAND DEVELOPMENT**

**Jeffrey and Deborah Seibert**  
SALD # 2015-08  
Nell Road  
Final Subdivision Plan

Clark Craumer appeared to represent the subdivision plan.

The review report from Virginia Thornton, Gannett Fleming Inc. dated December 31, 2020 was discussed.

Susan Smith, Township Solicitor stated the agreements were reviewed, revised and are acceptable.

After discussion, a motion was made by Chairman John Biese and a second by Mr. Shank, the Planning Commission recommended conditional approval with open issues of the Jeffrey Seibert subdivision plan, #2015-08 subject to the following conditions:

**22-306.A(24)** - The area declared as "Open Space" should be protected in the form of an easement, deed restriction, or other mechanism. As such, the associated easement document, deed, maintenance agreement, or other exhibits should be provided for review and acknowledgement with this Final Plan submission. Further, documents associated with any "Estate Lot Areas" should be similarly submitted and processed. We will defer to the Township Solicitor for the closeout of this comment.

The township will require a deed restriction and clarification on the open space for Lots 1 & 6.

**22-403.2.C** – This land development plan fronts an existing Township road of improper cartway width. Improvements to the roadway to meet the requirements of this section are required unless a waiver is requested and granted.

The township will require an update to note # 10 correcting section to 502.B.2 & 27.504, and to update the lot data to include open spaces to parts Lots 1 and 6.

Motion carried unanimously.

### **RE-ORGANIZATION FOR CHAIRMAN**

Ms. Wooters nominated Vice Chairman William Bowen for the position of the Planning Commission Chairman. Mr. Bowen nominated Ms. Wooters for Chairman. After a brief discussion, Mr. Bowen, accepted the nomination for Chairman and Ms. Wooters, accepted the nomination for Vice Chairman. Mr. Bowen nominated Ms. Dana Shuman for recording secretary. Mr. Jerry Shank second the nominations. Motion carried unanimously.

### **ZONING HEARING**

There are no Zoning Hearing Board applications currently.

### **MISCELLANEOUS**

The 2020 Annual Report to present to the Board of Supervisors will need to be revised and prepared for the February Planning Commission meeting. Mr. Shank made a motion to table the report, and Mr. Bowen second the motion. Motion carried unanimously.

### **PUBLIC COMMENT**

The Board of Supervisors would like to meet with Mr. Biese and Mr. Bowen on Thursday, January 14, 2021 at 5:00 p.m.

Virginia Thornton, Township Engineer gave an update report on the construction of Chesterfield subdivision.

Susan Smith, Solicitor, mentioned Administration fees, procedures and challenges.

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:20 p.m. on a motion by Chairman John Biese, seconded by Ms. Wooters. Motion was carried unanimously.

Respectfully submitted,

Karen Mathna  
Administrative Assistant