

**Reading Township Planning Commission**  
**Regular meeting**

January 6, 2020

The regular monthly meeting of the Reading Township Planning Commission was held at the Hampton Fire Company Station Community Room, 5371 Carlisle Pike New Oxford PA 17350 and called to order at 6:30 p.m. by Chairman John Biese. Planning Commission members in attendance were Dana Shuman, Alicia Wooters, William Bowen and Gerald Shank with Chairman Biese presiding.

Others in attendance included P. Eric Mains, P.E. of Gannett Fleming, Inc.; Andrew Merkel, Senior Planner for Adams County Office of Planning & Development; Attorney Susan J. Smith, Solicitor; Kevin Holtzinger, Jason Phillips, Greg Heefner of the Reading Township Board of Supervisors. In addition to these listed, there were 50 residents who signed in for the purpose of the joint meeting on re-zoning.

The annual organization of the Planning Commission was discussed. On a motion by Mr. Bowen and seconded by Ms. Wooters, the Planning Commission members will hold the same offices (John Biese, Chairman; William Bowen, Vice-Chairman; Dana Shuman, Secretary); motion carried unanimously.

The December 4, 2019 minutes were approved as written on a motion by Mr. Bowen and a second by Mr. Shank, motion carried unanimously.

**PUBLIC COMMENT**

There was no public comment at this time.

**SUBDIVISION & LAND DEVELOPMENT**

There were no subdivision or land development plans at this time.

**ZONING HEARING**

**Corey & Ashely Gesford ZHB #2019-04Z**

1031 Lake Meade Road

Notice of Decision – Variance

The Planning Commission received the Notice of Decision from the Zoning Hearing Board in reference to the variance requested by Corey & Ashley Gesford. There was no additional discussion.

**MISCELLANEOUS**

There were no miscellaneous items to discuss at this time.

## **PUBLIC COMMENT**

There was no public comment at this time.

### **Board of Supervisors and Planning Commission Joint Session - Proposed Rezoning**

The special meeting of the Reading Township Board of Supervisors conducted as a Joint Meeting with the Planning Commission on the proposed ordinance to amend the Zoning Map (rezoning's) was held at the Hampton Fire Company and called to order at 6:32 pm. Kevin Holtzinger, Chairman, Vice-Chairman Greg Heefner and Jason Phillips were present.

Susan Smith, Solicitor, and Eric Mains, Township Engineer, also attended the joint meeting. In the absence of the Secretary, the Solicitor recorded the meeting and took notes for use in the preparation of the minutes.

Planning Commission Chair Biese made opening comments describing the Planning Commission's activities, (a copy of which is attached as part of the minutes) working group and the recommendation for 32 re-zonings and on the Holtzinger private request.

Andrew Merkel, ACOPD, reviewed the information discussed with the Planning Commission activities, including existing conditions, growth areas, undeveloped lands, and utility services; the seven existing zoning districts in the current Zoning Ordinance; and the proposed re-zonings by relevant group.

### **DIRECTLY AFFECTED PROPERTY OWNERS COMMENTS**

The Board and Planning Commission received comments on the proposed rezoning's from directly affected property owners:

Bony Dawood, Good Hope Ventures, PIN 36J07-0039-000 (Chesterfield) - Mr. Dawood supported the proposed rezoning to Commercial/Industrial, noting the physical limitations of the property described by Andrew Merkel.

Ryan Bingaman, PIN 36J07-0038A-000 – Mr. Bingaman expressed concern with the scope of commercial activity permitted by the proposed Commercial/Industrial zoning district on adjacent property.

Donna Nace, PIN 36J08-0037A-000 – Ms. Nace expressed concern with split-zoning her property and expressed a preference for single low-density (R2) zoning.

Malcolm Rudolph, PINs 36J08-0038-000 and 36J08-38E-000 – Mr. Rudolph questioned why the property was split zoned in the current Zoning Map and expressed a preference for a single zoning district.

Andrew Merkel, ACOPD, explained the historic listing of the order of the zoning districts in the current Zoning Map and Ordinance, the subject of the proposed amendment to the Zoning Ordinance.

Kevin Holtzinger, speaking for Roy Holtzinger, PIN 36K07-0023-000 – expressed support for the proposed rezoning as long as current use of the property would be grandfathered.

Harold Ruppert, PIN 36K07-0032B-000 – opposed to rezoning and expressed concern with increase in taxes as result of rezoning.

Planning Commission Chair Biese noted the Commission’s concern with spot zoning if the Ruppert property is not rezoned like the neighboring properties.

Robert Fletcher, PIN 36L07-0002-000 – supported rezoning.

Kevin Holtzinger, PIN 36J07-0024-000 – indicated rescission of C/I private request and submission of R-2 rezoning. Read letter from Gail Bixler, owner of 35 Holly Court, indicating support for alternative request for residential rezoning.

Kevin Holtzinger, PIN 36J07-0023B-000 – noted shortage of commercial property in the Township at  $\frac{3}{4}$  of 1% and designation in Comprehensive Plan as growth area, and stated interest in storage units.

## **PUBLIC COMMENTS**

Gary Myers, 2441 E. Berlin Road, opposed commercial rezoning of the Holtzinger property.

Ron Beck, 1180 N. Browns Dam Drive, stated there is no need for commercial rezoning.

Monica Scriver, 759 Gooseville Road, commented on current approved developments and concern about the class of person residing in non-single-family developments.

Robby Sebright, 1614 Germany Road, opposed commercial rezoning and referenced a petition submitted to the Township.

Paul Beadle, 40 Long Street, indicated he had moved to the Township for its “ruralness,” applauded the rescission of the private request for commercial/industrial rezoning’s, and expressed concern re neighbor impacts.

Monica Scriver, 759 Gooseville Road, inquired about the rezoning process and inquired about the number of homes that might be constructed under a private request for moderate residential. Solicitor Smith indicated that “substantial changes” are a recognized part of the consideration of an amendment to a zoning map. Andrew Merkel indicated that the moderate residential zoning district would allow 100-150 homes. Ms. Scriver expressed concern with dangerous roads.

Roger Bitler, 70 Peepytown Road, questioned additional residential rezoning’s before approved developments have been built out.

Harold Ruppert, 2735 East Berlin Road, expressed concerns with school district expansion and water and sewer services extensions, and related increase in taxes.

Chairman Biese stated a working group meeting was needed.

Mike Gephart expresses opposition to additional residential zoning and inquired about the process.

Solicitor Smith noted that the Board had 60 days to act on the notice proposed rezoning ordinance.

Commissioner Wooter inquired if the Board could take action on some of the proposed rezoning's; Solicitor Smith answered in the affirmative.

Lee Miller, 5338 Carlisle Pike expressed concerns with uses in the Commercial/Industrial zone.

The Board and Planning Commission agreed on a public joint working meeting on Thursday, January 16 at 6:30 p.m.

### **BOARD OF SUPERVISORS ONLY PORTION OF MEETING**

Chairman Holtzinger announced an opening for an alternate member of the Zoning Hearing Board and an opening on the Vacancy Board.

Chairman Holtzinger announced a proposal discussed at the annual organization meeting to change the Township office hours to 10 hours (7:00 a.m. to 5:00 pm) on Monday through Thursday and 12:00 – 4:00 on Friday.

Chairman Holtzinger announced the intent to hold the Board's regular meeting on January 20, 2020 at the fire hall.

### **Adjournment**

There being no further business, the meeting adjourned at 8:45 p.m. on a motion by Supervisor Phillips, seconded by Supervisor Heefner; motion carried unanimously.

The Board entered into executive session at 9:00 p.m. to discuss personnel (union) matters.

Respectfully submitted,

Kimberly Beard

Secretary/Treasurer

Garry Wilt

Administrative Assistant

## ***ATTACHMENT***

### 1/6/20 ZONING CHANGES MEETING

#### OVERVIEW

- 2018 the PC decided that we should review the existing Ordinance since it had not been done since Jan. 2010
- 1. New Farms in Land Preservation
- 2. Hampton Hts area zoning needed to be updated
- 3. See if there were other updates, corrections or changes needed
- 4. Were we following the 3/3/2011 Eastern Adams Co. Comprehensive Plan
- Team was made up of 2 Supervisors, 5 *Planning Commission*, 1 *Adams County Planning* and 1 Township Eng. Rep
- Review was done in accordance with *Reading Township Ord 27-103* - the process guideline on how to revise the existing Zoning Ord.
- The complete Twp land use was reviewed during the 5 monthly meetings which started in Jan. 2019
- Team Zoning Change recommendations were made in Aug. for the 32 changes being reviewed tonight. K H 33 & 34 comments can be made after the Zoning Team 1 thru 32 change review is completed
- *Andrew Merkel (Adams County Planning)* will explain the Process Followed, Different Zoning Districts & Differences between the Existing and Proposed Zoning Maps
- The *Planning Commission*, Supervisors and Co. Team will then and start going down through the list impacted property owners and review their questions concerns.

WILL HAVE PUBLIC COMMENT AFTER THE PROPERTY OWNER and *Kevin Holtzinger Commercial Industrial REVIEW*

COMMENT NOTE: Italicized letters added for clarity by Garry Wilt and were not part of the scanned document received from Planning Commission Chairman John Biese.