

**Reading Township Planning Commission**  
**Regular meeting**  
November 2, 2020

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, Mike Starner, Troy Starner, Todd Grim, Jeff Ebersole and Jason Phillips.

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 September 9, 2020 minutes were approved as written on a motion by Mr. Shank and a second by Ms. Wooters, motion carried unanimously.

**PUBLIC COMMENT**

There were no public comments.

**SUBDIVISION & LAND DEVELOPMENT**

**Fred Ebersole**  
Sketch Plan  
Stoney Point Road

Jeff Ebersole presented a sketch plan located at Stoney Point Road. The existing lot will be approximately 27 acres of land, and the lot to be created will be approximately 18 acres of land with a pole building. Attorney Susan Smith suggested to add a Land Hook on the plan to help eliminate confusion. The properties are on the same deed and plan book. Land to be purchased is for farming purposes. Virginia Thornton, Engineer, indicated an exemption for a Non-Building Declaration can be used for this project.

**Sam Starner**

Sketch Plan  
385 Dicks Dam Road

Troy Starner presented a sketch plan located at 385 Dick's Dam Road. The current owner of the property is Sam Starner. The property is approximately 75 acres in the Agricultural Conservation district. The proposal is to divide the property into four lots.

Discussion was held by Andrew Merkel, ACOPD, commenting on the scale, lot size, and lot division for agricultural properties. Members of the Planning Commission made suggestions and gave advice on the proposal.

Virginia Thornton, Engineer will confer with Gil Picarelli, KPI Technology about perk test and relay information to the Township office. The owner shall contact Wilbur Slothour, Land & Sea Services to proceed with the proposal.

**Jeffrey and Deborah Seibert**

SALD # 2015-08

Nell Road

Subdivision Plan

Todd Grim appeared on behalf of Clark Craumer for the subdivision plan.

Chairman John Biese indicated for site distance; trees will need to be cut down along Nell Road.

The review report from Virginia Thornton, Gannett Fleming Inc. dated November 2, 2020 was reviewed.

Andrew Merkel, ACOPD, Susan Smith, Solicitor and Todd Grim discussed the "Open Space" area on the subdivision plan and the accessibility to all lot owners. Andrew Merkel will research the provisions in the Zoning Ordinance. Susan Smith, Solicitor, indicated the plan should have the Open Space indicated as Deed Restriction.

Virginia Thornton discussed with Clark Craumer, prior to the Planning Commission meeting, the landscaping, fencing, signage, and security.

Susan Smith, Solicitor, commented that no Road Improvement Fee will be calculated. Recreation Fees, in the amount of \$4,668.48 should be paid prior to the plan being recorded.

After a discussion on each comment in the review report, a motion was made by Mr. Bowen and a second by Ms. Wooters to table the plan until some of the outstanding comments can be addressed. Motion was carried unanimously.

**John & Deborah Winand**

SALD # 2020-07  
Fish & Game Road  
Preliminary/Final Subdivision Plan

Mr. Bowen made a motion for Chairman John Biese to sign the DEP Planning Waiver and Non-Building Declaration. Ms. Wooters second the motion, motion carried unanimously.

### **ZONING HEARING**

There are no Zoning Hearing Board applications at this time.

### **MISCELLANEOUS**

Condolences for Jack Miller

Susan Smith, Solicitor, discussed the new requirements by the United States Post Office and mail deliveries in developments.

Andrew Merkel, ACOPD, commented on PennDot. He stated the Bid is out for the turning lanes.

Andrew spoke on the funds from the Highway safety and the eligibility requirements. Supervisors will need to meet with PennDot through "Zoom." Andrew will receive dates and times for the meeting and correspond with the Township office.

The Adams County Planning Commission currently has two vacancies for members on the Planning Commission.

### **PUBLIC COMMENT**

There were no public comments.

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 8:20 p.m. on a motion by Mr. Shank, seconded by Mr. Bowen. Motion was carried unanimously.

Respectfully submitted,

Karen Mathna  
Administrative Assistant