

**DRAFT**  
**READING TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
February 7, 2022

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 Chairman Bill Bowen. Planning Commission members in attendance were Gerald Shank, Donald Godfrey, Alicia Wooters and Dana Shuman with Chairman Bill Bowen presiding.

Others in attendance included Susan J. Smith, Solicitor, Andrew Merkel of Adams County Planning & Development, Kevin Fox of Gannett Fleming, Andrew Miller, PMCA, Jeffrey Ebersole, as well as Supervisors Wes Thomason and Kevin Holtzinger.

A motion to approve the January 3, 2022 minutes was made by Gerald Shank, second by Alicia Wooters, the motion carried unanimously.

**PUBLIC COMMENTS**

Jeffrey Ebersole addressed the Planning Commission about a 20 acre parcel of land located off of Harlacher that he wishes to purchase in the future. He stated that the wooded property with no road frontage shares a pin at a corner of his property and would like to know about a possible right of way between the two properties. The advice of Solicitor Smith was to have a private right of way easement written and recorded between property owners for access.

**SUBDIVISION & LAND DEVELOPMENT**

The Planning Commission acknowledged a 90-day extension for the Craig Nell Subdivision, SALD# 2021-06 that was granted and approved by the Board of Supervisors at the January 17, 2022 BOS Meeting. The new Plan Final Action Date is April 29, 2022.

**ZONING HEARING**

The Planning Commission acknowledged the Zoning Hearing Board's decision at a hearing held on December 20, 2021 for a Special Exception for a detached accessory dwelling unit at 3046 East Berlin Rd., East Berlin, PA 17316.

The Planning Commission acknowledged the Zoning Hearing Board's unanimous decision on December 20, 2021, granting a Variance request at 225 Sowers Rd. East Berlin, PA 17316.

## **DISCUSSION/MISCELLANEOUS**

Andrew Merkel of ACOPD, stated that he is still working on proposed amendments to bring before the Planning Commission for review. He urged the Planning Commission to think about what their goal for Ag Conservation District, the ordinance as written is primarily soil based.

Solicitor Smith led the discussion on Uses Not Provided For. She asked for guidance and thoughts from the Commission on Special Exceptions and Conditional Use and who should ultimately be the Board to decide. Discussion continued, the Solicitor will wait to bring this section of the Ordinance before the Board of Supervisors.

Solicitor Smith shared her amendments for the Administration and Enforcement section of the Ordinance. She stated that there is quite a bit of information that could be removed as it is redundant of law already required by the State of Pennsylvania. Mr. Merkel added that while he understands the language is redundant, he thinks it may be important to keep the language for residents to better understand without having to research state law as well as the Municipality. Mr. Merkel and Solicitor Smith agreed to continue with this section of the Ordinance in the drafting phase, but this section in particular will most likely not be brought before the Planning Commission in the future.

## **ADJOURNMENT**

A motion to adjourn the meeting was made by Secretary, Dana Shuman at 7:55pm, Mr. Shank second, the motion carried unanimously.

Respectfully Submitted,

Tiana Mummert  
Administrative Assistant