**DRAFT**

**READING TOWNSHIP**

**PLANNING COMMMISSION MEETING**

May 1, 2023

The regular monthly meeting of the Reading Township Planning Commission was held at the Reading Township Municipal Building and called to order at 6:31pm by Chairman Bill Bowen. Planning Commission members in attendance were Donald Godfrey, Gerald Shank, Dana Shuman and Alicia Wooters, with Chairman Bowen presiding.

Others in attendance included Susan J. Smith, Solicitor, Trey Elrod, Township Engineer with Gordon Brown and Associates, Andrew Merkel of Adams County Planning & Development, Scott Gunnett with Hanover Land Services, Tim Bieber , CHR Rutters, Neal Metzger of Site Design Concepts, Eli Stoltzfus, Ivan Stoltzfus, George Wolf and resident Vernon Greer, as well as Township Supervisors Kevin Holtzinger, Wes Thomason and Jason Phillips.

A motion to accept the April 3, 2023 Planning Commission meeting minutes was made by Alicia Wooters, Jerry Shank seconded, the motion carried unanimously.

**SUBDIVISION & LAND DEVELOPMENT**

**CHR Corp.**

**Rutter’s Store No.17 Building Addition**

**Preliminary/Final Land Development Plan**

**SALD# 2023-02**

**2115 East Berlin Rd.**

**East Berlin, PA 17316**

Neal Metzger of Site Design Concepts, Inc. and Tim Bieber of CHR Corp. were present to show revisions to the Land Development Plan addressing the Township Engineer’s comment letter dated Februaray 28, 2023.

A waiver of a Pre-liminary Plan was requested §22-303, Jerry Shank made a motion to recommend the Board of Supervisors approve this waiver, Alicia Wooters seconded, the motion carried unanimously.

A waiver of §22-504.3 which requires the installation of public sidewalks along street frontages was requested, a motion was made by Jerry Shank to recommend the Board of Supervisors grant a modification of this waiver, requiring the installation of sidewalks at the developer’s expense within 6 months of notification by the Township, Alicia Wooters seconded, the motion carried unanimously.

Jerry Shank made a motion to recommend conditional approval of the Land Development Plan to the Board of Supervisors based on the fulfillment of the Township Engineer’s comment letter dated April 29, 2023, Alicia Wooters seconded, the motion carried unanimously.

**Ivan F. & Rebecca F. Stoltzfus**

**Final Subdivision Plan**

**SALD# 2023-04**

**410 Hoover School Rd.**

**East Berlin, PA 17350**

Scott Gunnet of Hanover Land Services was present to address comments on the revised Subdivision Plan for Ivan F. & Rebecca F. Stoltzfus. The revised plan now includes the installation of a hoop house and secondary building for tobacco crops.

A waiver was requested §22-4071.C & G the depth of lot 2 should not be less than the width. A motion to recommend the approval of the waiver to the Board of Supervisors was made by Jerry Shank, Alicia Wooters seconded, the motion carried unanimously.

The changes of the plan were submitted to Adams County Planning and Development, but there was not enough time for the County to make a 30 Day review. A motion to table the plan in order to allow the County time to review was made by Jerry Shank, Alicia Wooters seconded, the motion carried unanimously.

**DISCUSSION**

The Planning Commission discussed the option of a series of special meetings to discuss Zoning District Amendments and the Comprehensive Plan. All were in agreement, the meetings will be held on the 4th Monday of the month at 6:30pm, beginning in May and continuing through August. These meetings will need to be advertised.

**ADJOURNMENT**

A motion to adjourn the meeting was made by Alicia Wooters at 8:12 pm, Jerry Shank seconded, the motion carried unanimously.

Respectfully Submitted,

Tiana Mummert

Administrative Assistant