**READING TOWNSHIP**

**PLANNING COMMMISSION MEETING**

June 3, 2024

The regular monthly meeting of the Reading Township Planning Commission was held at the Reading Township Community Center at the Hampton Fire Co. Memorial Halland called to order at 6:32pm by Chairman Bill Bowen. Planning Commission members in attendance were Vice Chairperson Alicia Wooters, Donald Godfrey, Dana Shuman and Gerald Shank with Chairman Bowen presiding.

Others in attendance included Susan J. Smith, Solicitor, Alvis Elrod, Township Engineer, Andrew Merkel, Adams County Office of Planning and Development, Vernon Grier, Patrick Boland, Ron Brown, GHI Engineering, Gary Trimmer, Barry Bechtel Inc., Dean Shank, Rodney Hollabaugh, Kim Weigand, Robert & Joann Bitler, John Biese, Chris Holtzinger, Monica Schryver, Helen Shireman, Gary & Joyce Racey, Gary Myers, Joshua Shank, Kendra Redinger, George Wolf, Karen Grier, Susan Adams, Tim Adams, Eric Darr, Greg Ensor, Kevin Holtzinger, as well as Supervisors, Wes Thomason, and Jason Phillips.

Gerald Shank made a motion to approve the May 6, 2024 Planning Commission meeting minutes, Alicia Wooters seconded, the motion carried unanimously.

**SUBDIVISION & LAND DEVELOPMENT**

**SALD#2024-03**

**Boland Preliminary/Final Land Development Plan**

**Parcel# 36K05-0017C—000**

**Nell Rd.**

**East Berlin, PA 17316**

**Last Revised 5/15/24**

**BOS Action Deadline: 7/15/24**

Trey Elrod, Township Engineer went over his review letter dated May 29, 2024. Mr.Boland’s representative, Gary Trimmer presented Waiver and Modification letters to the Planning Commission.

Gerald Shank made a motion to recommend approval of modification to §22-306.A.(30) Wetlands report, Dana Shuman seconded, the motion carried unanimously.

Mr. Shank made a motion to recommend approval of modification to §22-403.2.C.1 &2 Cartway Width, Alicia Wooters seconded, the motion carried unanimously.

Mr. Shank made a motion to recommend approval of a waiver for §22-516.1 Financial Security, Alicia Wooters seconded, the motion carried unanimously.

Gerald Shank made a motion recommend conditional approval of the land development plan meeting the criteria of the Engineer’s comment numbers: 5,6,7,8,9,10 & 11 of the letter dated May 29, 2024, Alicia Wooters seconded, the motion carried unanimously.

**SALD# 2024-02**

**Shank Preliminary/Final Subdivision Plan**

**Parcel# 36K06-0002—000**

**East Berlin, PA 17316**

**BOS Action Deadline: 7/15/24**

The Township Engineer went over his review letter dated May 29, 2024. Ron Brown of GHI Engineers presented Waiver and Modification letters to the Planning Commission.

Gerald Shank made a motion to recommend approval of modification to §22-306.A.(30)Wetland Study, Alicia Wooters seconded, the motion carried unanimously.

Mr. Shank made a motion to recommend approval of modification to §22-306 Scale of Plan, Alicia Wooters seconded, the motion carried unanimously.

Mr. Shank made a motion to recommend approval of a waiver of Preliminary Plan §22-303, Alicia Wooters seconded, the motion carried unanimously.

Mr. Shank recommended approval of a waiver for Cartway Width §22-403.2.C.2, Alicia Wooters seconded, the motion carried unanimously.

Mr. Shank made a motion to recommend Conditional Approval of the SALD# 2024-02 Shank Subdivision Plan upon satisfaction of numbers 3,4,7-18 & 22 of the Township Engineer’s letter dated May 29, 2024, Alicia seconded, the motion carried unanimously.

**SALD# 2023-06**

**Hampton Heights Phase VI Final Subdivision Plan- Last Revised 3/6/24**

**Parel# 36K07-0023A—000**

**East Berlin, PA 17316**

**BOS Action Deadline**: **5/20/24**

A representative for Hampton Heights Phase VI was present for discussion of modifications and waivers requested.

Alicia Wooters made a motion to recommend approval of the modification for curbing §22-503 to allow the installation of slant curb instead of vertical curbing, Jerry Shank seconded, the motion carried unanimously.

Alicia Wooters made a motion to recommend approval of the modification for street cartway widths §22-403.B. the modification would allow 28 foot wide street cartways instead of 32 foot wide cartways, Jerry Shank seconded, the motion carried unanimously.

Alicia Wooters made a motion to recommend approval of the modification of §22-360.A.13 Contour Intervals- to allow 2 foot contour intervals instead of 1 foot contour intervals, Jerry Shank seconded, the motion carried unanimously.

Alicia Wooters made a motion to recommend approval of a modification to §22-501.A. Monument Requirements to allow 2 copper survey markers at the intersection of East Berlin Rd. and Jessica Dr. instead of concrete markers at the intersection of all right-of-way lines and angles in the property boundary, Jerry Shank seconded, the motion carried unanimously.

Alicia Wooters made a motion to recommend approval of a modification for §22-502.A. Street Construction Standards- allow street pavement consisting of 3 inches of binder course and one and one half inches wearing course instead of the current Township pavement specification.

**ADJOURNMENT**

A motion to adjourn the meeting was made by Jerry Shank at 7:15 pm, Dana Shuman seconded, the motion carried unanimously.

Respectfully Submitted,

Tiana Mummert

Administrative Assistant