**DRAFT**

**READING TOWNSHIP**

**PLANNING COMMMISSION MEETING**

January 8, 2025

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

Others in attendance included Andrew Merkel, Adams County Office of Planning and Development, Trey Elrod, Township Engineer, Andrew Miller, Zoning Officer, Susan Smith, Solicitor, Representatives of Dawood Engineering, Chris Kotchish, Elaine Lemmon, Joshua George, Landworks Civil Design, Jeffrey Powers and Kevin Holtzinger.

Gerald Shank made a motion to approve the December 2, 2024 Planning Commission meeting minutes, Alicia Wooters seconded, the motion carried.

**ORGANIZATION**

Gerald Shank made a motion for all Planning Commission Officers to stay the same, Bill Bowen as Chairman, Alicia Wooters as Vice Chair & Dana Shuman as Secretary. Alicia Wooters seconded, the motion carried.

**PUBLIC COMMENTS**

No Public Comments

**ZONING HEARING**

**Elaine L Lemmon & Christopher Kotchish**

**1246 Stoney Point Rd**

**East Berlin, PA 17316**

Special Exception

§22-1403-27-1407 1.D

Gerald Shank made a motion to recommend the Zoning Hearing Board grant the Special Exception sought for the extension oof a non-conforming building for a conforming use, Alicia Wooters seconded, the motion carried unanimously.

**SUBDIVISION & LAND DEVELOPMENT**

**SALD# 2024-04**

**Final Subdivision Plan for Chesterfield Phases 3 & 4**

**Parcel# 36J07-0039—000**

**2283 East Berlin Rd.**

**East Berlin, PA 17316**

**Last Revised: 11/18/24**

**BOS Action Deadline: 1/27/25**

Dawood Engineering was before the Planning Commission asking for waivers from two SALDO requirements, §22-405(1)(c)(3) & §22-403.7.G. The waiver for §22-405(1)(c)(3) pertains specifically to Lot 68, Jerry Shank made a motion to recommend the Board grant this waiver, Alicia Wooters seconded, the motion carried unanimously. Waiver §22-403.7.G pertains specifically to Lots 67 & 70, Jerry made a motion to recommend the BOS approve this waiver, Alicia Wooters seconded, the motion carried unanimously.

Gerald Shank made a motion to approve the Subdivision Plan for Chesterfield 3a & 4 with the conditions in Trey’s comment letter dated 1/3/25, ACOPD’s comment number 3 in their letter dated 12/17/24 as well as the waivers §22-405(1)(c)(3) & §22-403.7.G receiving Board of Supervisors approval, Bill Bowen seconded, the motion carried with a majority vote. Alicia Wooters expressed that she was not in favor of the motion due to the stormwater drainage issues in Chesterfield Phases 1 & 2 still not being corrected to date. She made it clear that she feels the Township should not allow another Phase to be built with more homes resulting in what possibly could be the same situation.

**SALD #2024-05**

**Shemon Preliminary Plan**

**Parcel # 36J08-0030B—000**

**Submission Date: 11/18/24**

**BOS Action Deadline: 2/17/25**

Joshua George of Landworks Civil Design and Jeffrey Powers were present as representatives of the Shemon Preliminary Plan. Mr. George was looking for clarity on direction for the plan as it dates back to 2007, there have not been many changes, other than less lots than the original due to re-zoning. There were waivers previously approved that would need to be resubmitted to the Planning Commission for recommendation to the Board of Supervisors. Solicitor Smith reminded Mr. George to submit yearly phasing schedules. Jerry Shank made a motion to table the Plan, Alicia Wooters seconded, the motion carried unanimously.

**ADJOURNMENT**

Alicia Wooters made a motion to adjourn the meeting at 8:05pm, Jerry Shank seconded, the motion carried unanimously.

Respectfully Submitted,

Tiana Mummert

Administrative Assistant