**READING TOWNSHIP**

**PLANNING COMMMISSION MEETING**

April 3, 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 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, Gary Wyers, Eli Stoltzfus, George Wolf, as well as Township Supervisor Kevin Holtzinger.

A motion to accept the March 6, 2023 Planning Commission meeting minutes was made by Alicia Wooters, Jerry Shank seconded, the motion carried unanimously.

**SUBDIVISION & LAND DEVELOPMENT**

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

**Final Subdivision Plan**

**SALD# 2023-04**

**410 Hoover School Rd.**

**East Berlin, PA 17350**

Scott Gunnett of Hanover Land Services was present to address the Plan for 410 Hoover School Rd. Mr. Gunnett requested waivers addressing the Township Engineer’s March 31, 2023 comment letter. A motion for recommendation for approval of the waiver of the preliminary plan was made by Jerry Shank, Alicia Wooters seconded, the motion carried unanimously. A motion was made for recommendation for approval of the modification of the north arrow on the plan by Jerry Shank, Alicia Wooters seconded, the motion carried unanimously. A motion was made for recommendation of a conditional waiver from the plan scale requirement by Jerry Shank, Alicia Wooters seconded, the motion carried unanimously. A motion was made for recommendation of a conditional waiver from the culvert detail requirement by Jerry Shank, Alicia Wooters seconded, the motion carried unanimously. A waiver of wetland report and delineation requirement was requested. A motion was made for partial approval, waiving the delineation requirement only by Jerry Shank, Alicia Wooters seconded, the motion carried unanimously (See attached BOS April Agenda Items for detail).

A motion was made to sign the DEP Non-Building Waiver for this subdivision by Bill Bowen, Jerry Shank seconded, the motion carried unanimously.

A motion to table the recommendation of the Plan was made by Jerry Shank, Don Godfrey seconded, the motion carried unanimously.

**DISCUSSION**

Andrew Merkel, ACOPD, asked the PC to please continue to gather their thoughts on the Comprehensive Plan.

Mr. Merkel went on to discuss solar use and provide the PC with the information for the April Board of Supervisors meeting.

**PUBLIC COMMENTS**

Eli Stoltzfus of 410 Hoover School Rd. asked what might be required for a temporary agricultural building called a long tunnel greenhouse. The Township Engineer and Township Solicitor concurred, depending on the size of the building either a Stormwater Management Permit Application or Land Development Plan would be required. But it would be exempt from a UCC Building Permit Application.

**ADJOURNMENT**

A motion to adjourn the meeting was made by Jerry Shank at 8:28 pm, Don Godfrey seconded, the motion carried unanimously.