**REGULAR MEETING**

**April 17, 2023**

The regular meeting of the Reading Township Board of Supervisors was held at the Township Building and called to order at 6:00 pm by Chairman Kevin Holtzinger. Vice Chairman Wes Thomason and Jason Phillips were also present with Chairman Holtzinger presiding over the meeting.

Others in attendance included Susan Smith, Solicitor, Law Offices of Susan Smith.

Jerry Shank, Planning Commission; Jason Grim, Public Works; Mike and Kim Weigand, George Wolf, Gary Bullock, Barry Weaver, Scott Gunnet, Hanover Land Services; Don and Amy Godfrey, Julie Williams, Susan Adams, Tim Adams, Todd Black, Eli Stoltzfus, Doug Blader, Gary Myers, Monica Schryver, Roby Sebright, Kim Dilkre, Jen Goldhahn and L. Goldhahn.

Pledge of Allegiance

**ANNOUNCEMENTS**

March 20, 2023 executive session to discuss personnel.

Spring Clean- up scheduled for April 22nd.

**MINUTES**

Minutes from the March 20th, Regular board meeting were approved on a motion by Mr. Phillips, second by Mr. Thomason; motion carried unanimously.

**PUBLIC COMMENTS**

Donald Godfrey stated he is on the planning commission and he has questions on the rezoning hearings taking place. Rutters addition was brought to the Planning Commission at the March meeting and they had several questions about different variances that were tabled until the April meeting. A rezoning hearing was scheduled for that proposal. 2425 East Berlin Road was also presented at the March Planning meeting. That was presented as a review and comment on the agenda not as a review or recommendation by the Planning Commission. That was neither approved nor not approved by the Planning Commission. His opinion on the Solar Panels is that it should be under commercial zoning. He also feels storm water management plans should be put in place for large solar panel facilities. 410 Hoover School Road was presented at the April Planning Commission meeting and there were questions raised and it was tabled until the May meeting, but it is on tonight’s agenda for the Supervisors. Attorney Smith stated the matters before the zoning hearing board are not re-zonings they are zoning variances from the ordinance. Those applications are time sensitive, and they only have 60 days from receipt of application to hold the public hearing. The Sub-division plan was tabled at the Planning Commission April Meeting. The Board is not acting on the Plan, just the waiver requirements of SALDO.

Robby Sebright asked the Board who is proposing the zoning ordinance regulations for utility scale solar facility. Attorney Smith stated at the March Board meeting the Board gave her authorization to furnish a draft to consider. She stated the Ordinance does not provide for that use and if someone came in the township to install a solar panel facility it would be free of regulation. Mr. Phillips stated the township is being proactive. Nobody has proposed one as of yet.

**ENGINEER’S REPORT AND PLANS**

**Ivan F. Stoltzfus Subdivision**

**SALD #2023-04**

**410 Hoover School Road**

\***Waivers for Approval** (See Hanover Land Services April 4, 2023 written request)

1. §22-303- Preliminary Plan Procedures- requires submission of a preliminary plan.

The Township Engineer supports the waiver of the preliminary plan requirement. The Planning Commission recommended approval of the waiver of the preliminary plan.

1. §22-304- Preliminary Plan Procedures- requires the north arrow to be labeled either “true” or “magnetic”. The Township Engineer supports a modification for the north arrow to be referenced to the deed bearings. The Planning Commission recommended approval of the modification for the north arrow.

1. §22-304.A(11)- Preliminary Plan Requirements – section requires scale of the drawing to be legible. The Township Engineer supports an overall plan scale of 1 inch= 200 feet conditioned upon the provision of an enlargement at a scale of 1 inch = 50 feet showing the central plan area including all of the lot lines that will change as well as all of the existing buildings. The Planning Commission recommended approval of the

conditional waiver from the plan scale requirement.

4.§22-304.A.(28)&(37)- Preliminary Plan Requirements- requires the location, size,

Material and invert of existing storm culverts be provided on the Plan. The Township Engineer supports a waiver of the requirement to provide the inverts of the existing pipe under Hoover School Rd., conditioned upon the provision of information on the location, material and size of the pipe. The Planning Commission recommended approval of the conditional waiver from the culvert details requirement.

Chairman Holtzinger made a motion to approve the waivers for the SALD #2023-04 waiver request, second by Mr. Thomason; motion carried unanimously.

\***Waiver for Partial Approval**

1. §22-304.A.(32)- Preliminary Plan Requirements- requires a wetland report and

Delineation be completed for subject property. The Township Engineer does not

support a waiver of the wetland report requirement, but supports a waiver of the

delineation requirement. The Planning Commission recommended approval of the

waiver of the delineation requirement only.

Mr. Phillips made a motion to approve the request for Planning Waiver and Non-Building declaration, second by Mr. Thomason; motion carried unanimously.

**BUSINESS MATTERS**

**Proclamation to recognize April 2023**

**“PA 811 Safe Digging Month”**

The Board acknowledged the Proclamation to recognize April 2023 “PA 811 Safe Digging Month”.

**TREASURER’S REPORT**

The Treasurer’s Report for the month of March were approved pending audit on a motion by Mr. Phillips, second by Mr. Thomason; motion carried unanimously.

**ADMINISTRATIVE REPORT**

The Board acknowledged receiving reports from the Police, Public Works, Zoning/Code Enforcement Officer and Building Inspector, Emergency Management and Northeast Adams Fire & EMS, Heidlersburg and the 2022 Audit Report for the Township.

Mr. Thomason stated he has concerns about the speeding going into the Hampton round-a-bout. Ms. Beard will draft another letter to PennDOT concerning his concerns.

Mr. Phillips made a motion to accept the Administrative Reports as presented, second by Mr. Thomason; motion carried unanimously.

**SOLICITOR REPORT**

Attorney Smith has been working with the Engineer and the County to determine the meaning of recorded sub-division plans legal significance of an approved recorded sub-division plan and whether there is a requirement for recording of deeds in order to effectuate that plan. The County has taken the position that unless the deed follows the recording of the sub-division plan then the lots don’t exist. Attorney Smith disagrees. The County has basically commandeered the land records system and is using it for tax purposes. Attorney Smith will continue to have discussions on this.

**Zoning Hearings**

Attorney Smith stated the Zoning hearings were held one which was Rutters expansion. The Zoning Board approved that special exception. The second hearing for 2425 East Berlin Road was closed record and they will have 45 days to reach a decision.

**County Ordinance 2-2023- Property Improvement Certificate**

Attorney Smith stated Adams County adopted an ordinance that requires anyone doing building work above a certain value must obtain a county construction permit from them. The County recently changed the title of that document to a Property Improvement Certificate. It is an increased amount of work that triggers the need for this certificate. It is independent of the permits you need to obtain from the Municipality. The reason for this certificate is to make the County aware of any improvement and they can revisit the assessment for tax purposes. The law allows the county to collect $5.00 and the township to collect $10.00 for administrative fees. The municipality most provide the county with a monthly report of the permits issued by the township.

**Proposed zoning ordinance regulations for utility scale**

**solar facility-discussion and referral to public hearing**

At the March Board meeting Attorney Smith was authorized to prepare a draft ordinance for solar use. This meeting is only to hear the description of the draft. There will be another meeting to discuss the previsions. In the draft there are a few places that were left blank that a legislative decision must be made. Before the Ordinance can be adopted it must be sent to the Planning Commission for review, then to the county planning department for review. There must be a public hearing held and the public hearing is subject to public notice. Once the hearing is held then the Board can act and adopt. There can be minor changes but any major changes the process must begin again. Attorney Smith proceeded to read the draft ordinance. After lengthy discussion, Attorney Smith stated again this is only a draft and it will be discussed at a future meeting and the public will be able to voice their concerns.

**Legislative update**

Attorney Smith reviewed the current legislative updates.

**PUBLIC COMMENT**

**Mike Weigand**

Mr. Weigand stated he has been hearing a lot of concern from the Board concerning traffic safety issues and enforcement. He wondered if the Police Department participates in the PA Buckle Up, DUI Enforcement or the Center of Highway Traffic Safety Programs. It funds money for overtime for any officers in the Police Department to participate in that enforcement. The township will get a portion of the fines collected. Chairman Holtzinger stated he believes at one time they did participate in one of those programs but as of now they do not.

Monica Schryver expressed her concern with the cars running into the apartment building at the Hampton Round-about. She wondered if that program would help pay for equipment to slow people down. It would not. Mr. Grim stated the township cannot install anything on state roads. PennDOT will not allow it. Ms. Schryver also questioned the board how the American Rescue Plan Money was spent. Attorney Smith stated it was not spent. Ms. Schryver would like the money to go to the essential workers and the people that lost their jobs through the covid period.

Attorney Smith noted that if there is to be something that generates action by the Board it will be listed under Business matters. If not, it will be listed for discussion elsewhere on the agenda.

**adjournment**

There being no further business, the meeting adjourned into executive session at 8:17 pm into executive session on a motion by Mr. Phillips, seconded by Mr. Thomason; motion carried unanimously.

Respectfully Submitted,

Kimberly Beard

Secretary/Treasurer