**READING TOWNSHIP**

**PLANNING COMMMISSION MEETING**

September 6, 2023

The regular monthly meeting of the Reading Township Planning Commission was held at the Reading Township Municipal Building and called to order at 6:31 pm 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, Clark Craumer, George Wolf, Brian Starner, Jeff Ebersole, Rodney Hollabaugh, Kim Weigand & Mike Weigand.

A motion to accept the July 3, 2023 Planning Commission meeting minutes was made by Jerry Shank, Dana Shuman seconded, the motion carried unanimously.

**SUBDIVISION & LAND DEVELOPMENT**

**Bryan Golden-BLG Construction, LLC**

**Sketch Plan Parcel # 36K08-0002C-000**

**70 Peepytown Rd.**

**East Berlin, PA 17316**

Elliot Shibley, RLA was present to address comments for a Sketch Plan for approximately 112 proposed lots which would connect to Hampton Heights by way of Jessica Dr. at 70 Peepytown Rd. Mr. Shibley explained that he and Mr. Golden are in the very preliminary stages of a proposed Plan for this location.

The Planning Commission and residents had many inquiries about open space projected on the plan, water & sewer & how this land development would effect the intersection project at 234 & Peepytown Rd.

Mr. Shibley thanked everyone for their input and excused himself from the meeting.

**Thomas & Marcia Nell**

**Final Subdivision Plan**

**SALD# 2023-04**

**410 Hoover School Rd.**

**East Berlin, PA 17316**

Clark Craumer was present to address comments and provide a revision based on prior comments from the Engineer and Adams County Office of Planning and Development for the Thomas & Marcia Nell Final Subdivision Plan.

Bill Bowen made a motion to recommend waiving the Preliminary Plan Submission for this Plan, Jerry Shank seconded, the motion carried unanimously.

Jerry Shank made a motion to recommend Conditional Approval based on the following criteria to the Board of Supervisors:

1. Plan must meet the conditions set forth by the Township Engineer in his letter dated September 5, 2023.
2. Add an explanatory note to sheet 2 to address the historic absorption of Lot #4 subject to the satisfaction of the County, Township Engineer and Township Solicitor.
3. Note 13 shall be amended, subject to review and approval by the Township Engineer to describe the source of the area now shown on the Final Plan as Lots 1,2, and 3.
4. A consolidation deed, subject to review and approval by the Township Engineer and Solicitor, shall be recorded concurrent with the recording of the final plan.

Alicia Wooters seconded, the motion carried unanimously.

**Evelyn E. Mark**

**Final Subdivision Plan**

**SALD# 2023-05**

**Parcel # 36K06-0023**

**East Berlin, PA 17316**

Hanover Land Services requested this Plan to be tabled, they would like more time to address the comment letters from the Township Engineer and Mr. Merkel of ACOPD.

A motion was made to sign the DEP Non-Building Waiver for this project by Alicia Wooters, Jerry Shank seconded, the motion carried unanimously.

 **ZONING HEARING BOARD**

**2940 Stoney Point Rd.**

**Special Exception**

A Zoning Board Hearing is scheduled for September 19, 2023 at 7:30pm for a Special Exception at 2940 Stoney Point Rd. The homeowner would like to be able to put up a pole building to use as a butchering facility and raising of goats for personal use and sale to friends and family.

The Planning Commission had no objections to granting the Special Exception. Jerry made a motion to recommend no objection to the ZHB, Bill Bowen seconded, the motion carried unanimously.

**DISCUSSION**

The Planning Commission agreed to meet on October 23, 2023 at 6:30pm to further discuss Zoning content with Mr. Merkel. Mrs. Mummert will arrange for advertisement in the Gettysburg Times to relay this to the public.

**ADJOURNMENT**

A motion to adjourn the meeting was made by Jerry Shank at 7:53 pm, Alicia Wooters seconded, the motion carried unanimously.

Respectfully Submitted,

Tiana Mummert

Administrative Assistant