

REGULAR MEETING

August 16, 2021

The regular meeting of the Reading Township Board of Supervisors was held at the Township Building and called to order at 6:02 pm by Kevin Holtzinger, Chairman. Vice Chairman Greg Heefner and Jason Phillips were present with Chairman Holtzinger presiding over the meeting.

Others in attendance included Susan Smith, Solicitor, Law Offices of Susan Smith. Kevin Fox, Gannett Fleming; Gary Bullock, EMC; Bill Ceravola, Officer in Charge; Gerald Shank, Planning Commission; George Wolf, Mary Ann Dissinger, Ken Scott, Beyond all Boundaries; Wes Thomason, Pat Mullens, Scott Dull, Shirley Mitzel, Lauren and Nick Grim, Jeff Ebersole, Benay Bair, Rodney Hollabaugh, Bill Hoffman, Fran Lookenbill, Beth Thomason, Kelly and Ken O'Connor, Gail Bixler, Gary Myers and Jeff and Luanne Megonnell.
Pledge of Allegiance

PUBLIC HEARING

Public hearing on amending the zoning map of the Reading Township Ordinance to Rezone a certain property, Parcel number 36K08-0002C-000-Area west of Peepytown Road.

Attorney Smith stated Chairman Holtzinger has recused himself from the Public Hearing. Attorney Smith stated the public hearing has been published and properties posted. Mr. Heefner stated the Board received emails from Bruce Kocher and Gary E. Myers. There were letters also received from Wayne and Fran Lookenbill and William and Cheryl Hoffman. Mr. Heefner stated both letters had 87 Peepytown Road and stated they were each the property owners. Mr. Heefner and Mr. Phillips acknowledged they have read all the letters received.

Mr. Heefner opened the hearing for public comment.

Rodney Hollenbaugh, 657 Peepytown Road, stated a majority of the comments have been heard since the beginning of the rezoning. He does not want the property to be rezoned and wants the Board to take under advisement the extra traffic.

Bill Hoffman, 87 Peepytown Road, wanted to clarify why there were two letters from the same address. Himself and his sister are co-owners of the property. He stated he does not think that they should try to squeeze a house into every open space. He would like it to stay rural and is against any developing.

Gail Bixler, 35 Holly Court, stated she is a realtor and grew up in the area. She grew up on a farm herself. She stated there is a need for land and new homes for people. There is a high demand for this area and people would like to move into Bermudian School district. She feels it will not hurt the rural area and this is Chairman Holtzinger's retirement, and it is not fair to not allow to rezone his property.

Ken O'Conner, 1260 Green Ridge Road, stated he moved into the area 9 months ago after leaving the military. He is against changing the zoning. He stated the mission statement says preserving the land. Mr. Connor is concerned the area will lose its personality if it becomes built up with houses.

Jeff McGonnell, Stoney Point Road, questioned Ms. Bixler where should developing would stop.

Jeff Ebersole stated he did not attend any of the meetings concerning the rezoning. He said he is currently subdividing his 23 acres. Mr. Ebersole stated people pay taxes all their life and it is their property. Chairman Holtzinger sold his farm and that will remain agricultural.

Wes Thomason, 170 Stoney Point Road, is against the rezoning for fear it will change the face of the township. He stated if there are townhouses built what is going to happen to the property.

Ms. Bixler commented she happens to live in a development, and she does not feel the rezoning will change the face of the township.

Scott Dull, 453 Stoney Point Road, stated he has lived in the township a good part of his life. He said he already has to look out at Hampton Heights, and he doesn't like it. He is not in favor of the rezoning.

Fran Luckenbill, 87 Peepytown Road, expressed her opposition to the rezoning. Ms. Luckenbill stated it is disheartening losing the royal area.

Vice-Chairman Heefner closed the public hearing.

ANNOUNCEMENTS

Chairman Holtzinger read an appreciation letter received from GERALYN FULLER for Officer CERAVOLA thanking him for prompt response to an incident she was involved in.

The Board met with Jeff and Mark Powers, owners of the Shemon Property on August 12th at 2:00 pm concerning the possibility of them donating some land next to the ball field for a rec part and walking trail.

MINUTES

Minutes from the July 19, 2021, Board of Supervisors Regular Meeting were approved on a motion by Mr. Heefner, second by Mr. Phillips; motion carried unanimously.

ENGINEER'S REPORT

**Ebersole Subdivision SALD #2021-05
2540 Stoney Point Rd. East Berlin, PA 17316**

Waiver Request 22-403.2.C

Mr. Ken Scott, Beyond All Boundaries was present representing the plan. He is requesting a complete waiver of Section 22-403.2.C: This land development plan fronts an existing township road of improper cartway width (Hoover School Road). Improvements to the roadway to meet the requirements of this section are required unless a waiver is requested and granted. He stated it is not a land development plan, there will be no construction of any new dwellings, driveways, sewage facilities or work of any kind to require the need for cartway requirements or the widening of the road proposed by this plan. There will be no increase in traffic and does not warrant roadway improvements. Mr. Heefner made a motion to approve the waiver request 22-403.2.C, second by Mr. Phillips; motion carried unanimously.

Final Plan

Mr. Phillips made a motion to conditionally approve the Ebersol SALD #2021-05 with condition #1 of the July 16th Engineer review letter which is, Section 22-306.A(27) requires that all seals, certifications, and signatures shall be provided on the Plan Set to facilitate recordation of the Final Plan(s), second by Mr. Heefner; motion carried.

**Dissinger Subdivision
SALD #2021-04**

**Waiver Request
22-403.2.C**

Mr. Heefner made a motion to approve complete waiver of Section 22-403.2.C: This land development plan fronts an existing township road of improper cartway width (Wolf Road). Improvements to the roadway to meet the requirements of this section are required unless a waiver is requested and granted. A justification letter was presented. Second by Mr. Phillips; motion carried unanimously.

Final Plan

Mr. Phillips made a motion to conditionally approve the Dissinger SALD #2021-04 with the condition, Section 22-306.A(27) requires that all seals, certifications, and signatures shall be provided on the Plan Set to facilitate recordation of the Final Plan(s), and condition #4 from the August 2 review letter from Gannett Fleming, A Sewage Facilities Planning Module should be received, reviewed, and evaluated by PA Department of Environmental Protection (PADEP), as required by Section 22-306 B(10). We recommend the Township require the applicants to confirm the function of the on-lot sewage disposal system on existing Lot 5. If function is marginal, a replacement location for on-lot sewage disposal on the proposed lot may need to be identified. We will defer to the Township and its Sewage Enforcement Officer to process as appropriate to be submitted to the Township Zoning Officer for review. Second by Mr. Heefner; motion carried unanimously.

PaDEP Planning Module

Mr. Phillips made a motion to authorize Chairman Holtzinger to sign the PaDep Planning Module and send it to DEP, Mr. Heefner second; motion carried unanimously.

**Renee D. Davino, Tammy J. Pearson and Wanda Spahr SALD # 2020-08
Hunterstown-Hampton Road New Oxford, PA 17350
Preliminary/Final Subdivision Plan Revised 10/13/2020**

Mr. Phillips made a motion to approve the Davino, Pearson, and Spahr SALD #2020-08 with the following conditions being met from Gannett Fleming's August 16th review letter.

1. Sections §22-306.A(27) & (28) requires that all seals, certifications, and signatures shall be provided on the Plan Set to facilitate recordation of the Final Plan(s).
2. A Sewage Facilities Planning Module should be received, reviewed, and evaluated by PA Department of Environmental Protection (PADEP), as required by Section §22-306 B(10). This plan will require approval for the use of a Non-Building (Form "B") Waiver. We defer to the Township and its Sewage Enforcement Officer to process as appropriate; proof of submission to PADEP should be provided to the Township.

Second by Mr. Heefner; motion carried unanimously.

The Board of Supervisors Acknowledged receiving the DEP Approval-Exemption letters for Craig Nell

BUSINESS MATTERS

Refund on Permit Application

#21-025 (Palmetto Solar) \$100.50

Mr. Phillips made a motion to refund half of the permit cost, Mr. Heefner second; motion carried unanimously.

Approve SAFE Inspection Services as

Authorized septic hauler

Mr. Heefner made a motion to approve SAFE inspection Services as an authorized septic hauler, second by Mr. Phillips; motion carried.

Resolution authorizing disposal of personal property Resolution authorizing disposal of personal property of the Township having individual and aggregate values of less than two thousand dollars

Mr. Heefner made a motion to approve Resolution 2021-16, second by Mr. Phillips; motion carried unanimously.

The Board acknowledge letter from RTMA concerning infiltration points in sewer lines and \$200,000.00 request from the American Rescue Plan Act Funds.

Ordinance amending the zoning map of the Reading Township Ordinance to Rezone a certain property, Parcel number 36K08-0002C-000-Area west of Peepytown Road

Mr. Heefner made a motion to table until September 20 2021, second by Mr. Phillips; motion carried.

Consideration of and referral of draft ordinance amending the Zoning Ordinance to comply with Act 50, Small Wireless Facilities Deployment Act, to public hearing

Attorney Smith state Act 50 has the expectation that under that act the municipalities have 60 days from the effective date to adopt a zoning ordinance amendment implementing the provisions of act 50. Act 50 mandates all municipalities across the state permit all the wireless facilities in all the zoning districts in rights of way. The Board authorized Attorney Smith to draft the Ordinance and schedule the public hearing for the October 18th Board of Supervisors meeting.

TREASURER'S REPORT

The Treasurer's Report for the month of July was approved pending audit on a motion by Mr. Heefner, second by Mr. Phillips; motion carried unanimously.

ADMINISTRATIVE REPORT

The Board acknowledged receiving reports from the Police; Public Works, Zoning/Code Enforcement Officer and Building Inspector, Emergency Management, Northeast Adams Fire & EMS.

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

SOLICITOR'S REPORT

American Rescue Plan Funds

Attorney Smith stated the Department of Treasury has published another question-and-answer letter that tells us what we can use the funds for and there will continue to be one every month. At some point they will issue a final role of order but right now we are working under an interim order. There will also be a report that is coming due which will include when you received the money and deposited into the account. The format is not known yet.

PUBLIC COMMENT

Jeff Megonnell wanted to know how many houses are planned for the Shemon Property. Chairman Holtzinger stated 182 homes and Chesterfield will be 70. Attorney Smith cautioned the Board that they cannot close the door to development. The courts will find that the municipality acted in an unlawful exclusionary manner.

Wes Thomason asked if there can be a stipulation that each lot must have a minimum of a certain number of acres per lot. Attorney Smith stated a private owner can set private restrictions. You already have provisions in the zoning ordinance that dictate lot size by the area districts.

Gerald Shank stated R1 and R2 districts have their own lot sizes, and they are trying to keep designated growth areas.

Scott Dull stated building houses is all fine and dandy but with Chester field putting 70 homes in and Shemon putting in 182 homes we are far from restricting building.

Gail Bixler stated she understands, and she previously lived on a 6-acre farm, and it got to be too much to take care of, so they moved into the development.

Mr. Phillips read a review letter from Adams County Planning and Development for the rezoning of Chairman Holtzinger's property. They were in favor of the rezoning.

Wes Thomason stated someone emptied a 5-gallon bucket of tomatoes along the road. He stated he does not mean to belittle anyone, but we have seen what town houses and mobile park homes do to the value of land around them.

Gail Bixler stated someone had dumped a washer and dryer in Hampton Heights.

Ken O'Connor stated he grew up in up state New York very similar to this area. Small family farms everywhere that is why he fell in love with this place. He stated there is something to be said to leaving the land agricultural and keeping the land a little spread out.

Gail Bixler stated she appreciated what Mr. O'Connor said but we need housing.

ADJOURNMENT

There being no further business, the meeting adjourned into an executive session at 8:39 pm on a motion by Mr. Heefner, seconded by Mr. Phillips; motion carried unanimously,

Respectfully Submitted,

Kimberly Beard

Secretary/Treasurer

