

City of Reading Planning Commission Meeting
Meeting Agenda for Tuesday, August 23, 2022; 6:00 PM

- (1) Call Meeting to Order
- (2) Acknowledgement of PC Members in Attendance and PC Meeting Agenda
- (3) First Energy Stadium Land Development Plan Application; Final Plan Review
PC-2022-115-P; 1900-2000 Centre Avenue
- (4) 6th and Spring Street Parking Lot Land Development Plan; Preliminary/Final Plan Review
PC-2022-108-P; 6th and Spring Streets
- (5) 322 Walnut Street Annexation and Land Development Plan; Preliminary/Final Plan Review
PC-2022-120-PF; 322 Walnut Street and 144 Rose Street
- (6) Fisher Annexation Plan Annexation (Riverdale Parcels 547-557)
PC 2022-113; 2161 Downing Street; Preliminary/Final Plan Review
- (7) 531 Upland Avenue Annexation and Land Development Plan; Preliminary Plan Review
PC-2022-16-PF; 527, 529 and 531 Upland Avenue
- (8) 615-619 Walnut Street Annexation and Land Development Plan Application
PC 2022-111; 615, 617 and 619 Walnut Street; Preliminary/Final Plan Review
- (9) 1849 Perkiomen Avenue Subdivision Plan; Preliminary/Final Plan Application Review
PC-2022-117-PF; 1849 Perkiomen Avenue
- (10) Hope Rescue Mission Subdivision and Land Development Plan; Reaffirmation of Approval
PC-2019-113-F; 645 North 6th Street
- (11) Reading Station Building D (Cubalmart) Subdivision Plan; Reaffirmation of Approval
PC-2021-121-PF; 600 Spring Street
- (12) O'Neill Storage Facility Land Development Plan; Reaffirmation of Approval
PC-2022-100-PF; 1403 Chester Street
- (13) Jan and Wil Properties LLC Final Land Development Plan; Reaffirmation of Approval
PC-2020-110; 810 Windsor Street
- (14) Planning Commission Workshop Meeting on August 16, 2022
 - (a) GoggleWorks Art Park Sketch Plan Application
 - (b) Dream Ventures 601 Penn Street Sketch Plan Application
- (15) PC Activities, Municipal Ordinances and Reports
 - (a) SALDO Amendment to Section 515-312(B) and 515-312(D)
 - (b) Planning Commission Annual Report for 2021
 - (c) PC Activities and Initiatives for 2022 and 2023
- (16) Old Business, Project Updates and Pending Plans (Supplemental Report)
- (17) Active Plans Requiring Time Extensions
 - (a) Medical Arts Building; Preliminary Land Development Plan
 - (b) Iglesias Pentecostal; Preliminary Final Land Development Plan
 - (c) Villa Independent Cottages; Preliminary Land Development Plan
- (18) Announcements and Other PC Business
- (19) Approval of Planning Commission Meeting Minutes from July 26, 2022
- (20) Next Planning Commission Meeting: Tuesday, September 20, 2022 at 6:00 pm (Workshop) and
Tuesday, September 27, 2028 (Regular Meeting)

(21) Adjournment

Planning Commission Supplemental Report: August 23, 2022
PC Meeting Agenda Item 12: Old Business, Project Updates and Pending Plans

The following is a status report of projects that have been approved, active or pending:

- (1) Albright Exeter Hall: The Final Annexation and Land Development was approved by the Planning Commission on January 25, 2022, subject to the Applicant resolving all comments within the review letter issued by Hawk Valley Associates on January 21, 2022. The plan and agreements have been endorsed and recorded. Construction activities have commenced for this project.
- (2) Alvernia Berkshire Building; Final Land Development Plan: The Planning Commission approved the Final Plan on April 26, 2022, subject to conditions issued on April 15, 2022. The Applicant will need to resolve the sewage facility planning requirements. The Final Plan can be endorsed by the Planning Commission and released for recording once all issues have been resolved.
- (3) Auto Repair Center at 600 South 9th Street Land Development Plan: The Planning Commission approved the Final Plan on May 24, 2022, subject to conditions. Hawk Valley Associates issued a follow-up review on June 17, 2022. A municipal improvements agreement may be required by the Public Works Department. Once these issues are resolved, the plan can be endorsed by the Planning Commission and released for recording.
- (4) Bern Street Car Wash (Lot 1) Subdivision and Land Development Plan: The Planning Commission approved the Final Plan on July 26, 2022, subject to the Applicant resolving all comments within the review letter issued by Hawk Valley Associates on July 19, 2022. A Municipal Improvements Agreement and a Stormwater Management Agreement will need to be endorsed and recorded with the approved plan.
- (5) Bern Street Storage (Lot 2) Subdivision and Land Development Plan: The Planning Commission approved the Final Plan on July 26, 2022, subject to the Applicant resolving all comments within the review letter issued by Hawk Valley Associates on July 20, 2022. A Municipal Improvements Agreement and a Stormwater Management Agreement will need to be endorsed and recorded with the approved plan Application PC 2022-105; 1704 North 6th Street; Final Plan Review
- (6) Dream Ventures (100 South 4th Street) Final Land Development Plan: The Planning Commission approved the Final Plan on March 22, 2022, subject to conditions. The Applicant will need to resolve the sewage facility planning requirements with the departments and agencies with jurisdiction. The Final Plan can be endorsed by the Planning Commission once the conditions of approval have been resolved by the Applicant.
- (7) Elm Street Daycare: Final Annexation and Land Development Plan: The Planning Commission approved the Final Plan on April 26, 2022, subject to conditions. The Applicant has resolved the sewage facility planning requirements with the departments and agencies with jurisdiction. An improvements agreement shall be required by the Public Works Department. The Final Plan can be endorsed by the Planning Commission and released for recording once all issues have been resolved. A follow-up review was issued by Hawk Valley Associates on May 16, 2022.
- (8) First Energy Stadium Land Development Plan: The Preliminary Plan Application was approved by the Planning Commission on July 26, 2022, subject to the Applicant resolving all comments issued in the review letter issued by Hawk Valley Associates on July 19, 2022.
- (9) Fisher Annexation Plan: The Applicant has submitted a Preliminary/Final Plan Application in order to consolidate parcels of land located at 2162 Downing Street. Hawk Valley Associates issued a review letter on June 21, 2022. The review letter from the BCPC is required.
- (10) Habitat for Humanity Miltimore Development Project: The Planning Commission reaffirmed approval of the Final Plan on February 22, 2022. Resolution 57-2022 was approved by City

Council. The Final Plan and the corresponding agreements have been endorsed by the Planning Commission and released for recording. Construction activities have commenced on this project. Construction activities have commenced for this revitalization and redevelopment project.

- (11) Holy Trinity Church of God Land Development Plan: The Applicant submitted a Preliminary Land Development Plan in order to accommodate a new church that will include a sanctuary, administrative center, residential dwelling and other site improvements. The Planning Commission approved the Preliminary Plan on July 26, 2022, subject to the Applicant resolving all comments within the review letter issued by Hawk Valley Associates on July 18, 2022.
- (12) Hope Rescue Mission: Final Land Development Plan: The Planning Commission reaffirmed final approval on April 26, 2022, subject to the applicant resolving all issues. The municipal improvements agreement and the stormwater management agreements need to be executed. Once endorsed, the Final Plan can be endorsed by the Planning Commission and released for recording. A follow-up review was issued by Hawk Valley Associates on May 17, 2022.
- (13) Iglesias Pentecostal; Preliminary Final Land Development Plan: The Applicant has submitted a Preliminary Land Development Plan for review and consideration. The Applicant will need to resolve several issues that have been included as part of the review letter issued for this plan. A time extension for the review of this plan has been granted through August 30, 2022.
- (14) Iron Gate Land Development Plan Application: The Applicant is proposing 228 self-storage units at 228 Moss Street. The Planning Commission approved the Preliminary Plan Application on July 26, 2022, subject to the Applicant resolving the comments issued by Hawk Valley Associates in the review letter issued on July 21, 2022. A Final Plan Application shall be required.
- (15) Jan and Wil Properties Land Development Plan: The Planning Commission approved the Final Plan on May 24, 2022, subject to conditions. Hawk Valley Associates issued a follow-up review on June 17, 2022. A municipal improvements agreement may be required by the Public Works Department. Once these issues have been resolved, the approved plan can be endorsed by the Planning Commission and released for recording.
- (22) Kosmoski Subdivision Plan: The Applicant submitted a Sketch Plan Application to the Planning Commission for an informal review. The Applicant is proposing a two (20 lot subdivision in order to facilitate two (2) one-family detached dwellings. Hawk Valley Associates issued a review letter on July 15, 2022. No action is required on a Sketch Plan Application.
- (16) MJ Reider; Final Annexation and Land Development Plan: The Planning Commission approved the Final Plan on April 26, 2022, subject to the applicant resolving all issues. The improvements agreement needs to be finalized and executed. Once endorsed, the Final Plan can be endorsed by the Planning Commission and released for recording.
- (17) Medical Arts Annexation Plan: The Planning Commission approved the Preliminary/Final Plan on May 24, 2022, subject to the applicant resolving all issues. There are no improvements for this project. Once endorsed, the Final Plan can be endorsed by the Planning Commission and released for recording.
- (18) Medical Arts Building Land Development Plan Application: The Planning Commission has determined that code compliance issues will need to be addressed in order to consider the proposed building addition for this redevelopment and adaptive reuse project. A time extension was granted by the Applicant through August 31, 2022. A time extension is required.
- (19) Overlord Realty (916 N. 9th Street) Land Development Plan: The Planning Commission approved the Final Plan on March 22, 2022. All remaining issues for municipal approval have been resolved and there are no municipal improvements for this development. The Final Plan has been endorsed by the Planning Commission and released for recording.

- (20) Prince and Princesses Daycare; Final Annexation and Land Development Plan: The Planning Commission approved the Final Plan on April 26, 2022, subject to conditions. The Applicant has resolved the sewage facility planning requirements with the departments and agencies with jurisdiction. An improvements agreement shall be required. A follow-up review was issued by Hawk Valley Associates on May 17, 2022. The Final Plan can be endorsed by the Planning Commission and released for recording once all issues have been resolved.
- (21) Reading School District Land Development Plan: The Applicant (Reading School District) submitted a Sketch Plan for informal review and discussion. The Applicant is proposing a new school containing 95,188 square feet on a 2.42 acre site located at 801 North 9th Street. The Applicant will be required to submit a Preliminary Plan Application.
- (22) Reading Station Building II Land Development Plan: The Planning Commission approved the Land Development Plan for Building II (GoPuff and 3-Rivers) on December 21, 2021, subject to conditions that included the requirements for a municipal improvements agreement, blanket easement agreement and sanitary sewer planning module. The Final Plan can be endorsed by the Planning Commission and released for recording once all issues have been resolved.
- (23) Reading Station Building D; Final Subdivision Plan: The Planning Commission approved the Final Plan on April 26, 2022, subject to conditions. An improvements agreement is required. The Applicant will need to resolve all issues before the plan can be endorsed and recorded.
- (24) Remcon Plastics Land Development Plan: The Planning Commission approval of the Final Plan on February 22, 2022. The municipal improvements agreement and stormwater management agreement were endorsed. The Final Plan can be endorsed by the Planning Commission and released for recording. Reaffirmation of approval of this plan may be required.
- (25) Saldano Banquet Hall Conditional Use Application 2022-01; 2040 Centre Avenue: City Council approved Conditional Use Application 2022-01 via Resolution 98-2022 on May 23, 2022, subject to conditions that will need to be resolved by the Applicant. A Minor Land Development Plan shall be required for this project.
- (26) Scheidner Annexation Plan: The Preliminary/Final Plan was approved by the Planning Commission on March 22, 2022. The Applicant has recorded the approved plan.
- (27) Scott Street Subdivision; Revised Final Subdivision Plan: The Planning Commission approved the Final Plan on April 26, 2022, subject to conditions. The Applicant has submitted a revised plan to address the unresolved issues. A follow-up review was issued by Hawk Valley Associates on June 17, 2022. An improvements agreement and stormwater management agreement shall be required. The Final Plan can be endorsed by the Planning Commission and released for recording once all issues have been resolved.
- (28) Shuman; Conditional Use Application 2022-03: The Applicant (Reading Historic Properties, LP) submitted Conditional Use Application 2022-03 in order to permit a banquet hall at 46 South 5th Street. The Elks Club Building is an abandon commercial 3-story building (27,000 square feet). City Council has approved this application via Resolution 127-2022 on August 8, 2022.
- (29) Super Natural Produce III Annexation and Land Development Plan: The Planning Commission approved the Final Plan on March 22, 2022, subject to conditions. The Applicant will need to obtain the HOP from PennDOT and the sewage planning requirements will need to be completed. A municipal improvements agreement and stormwater management agreement shall also be required. The Final Plan can be endorsed by the Planning Commission and released for recording once all of these issues have been resolved.

- (30) Villa Independent Cottages Preliminary Land Development Plan: The Preliminary Plan was reviewed by Hawk Valley Associates on March 17, 2022. A time extension was granted for the review of this project through August 24, 2022. A time extension is required for this project.
- (31) 35 North 6th Street Land Development Plan Application: The Planning Commission approved the Preliminary/Final Plan on June 28, 2022, subject to the Applicant resolving all issues contained with the review letter issued by Hawk Valley Associates on June 20, 2022. The development is an adaptive reuse and redevelopment project that includes an existing 5-story building located at 35 North 6th Street, which shall include: a commercial food court on the first floor; professional offices on the second floor; and residential (39 apartment units) uses on the upper floors. There are no improvements for this project. Once all issues have been resolved, the approved plan can be endorsed by the Planning Commission and released for recording.
- (32) 322 Walnut Street Land Development Plan: The Applicant has submitted a Preliminary/Final Plan in order to redevelop two (2) properties considering adaptive reuse techniques that will include four (4) residential apartment units. Hawk Valley Associates issued a review letter on July 20, 2022. The Applicant will need to resolve these comments prior to municipal approval.
- (33) 527-529 Court Street (Baer Building) Land Development Plan. The Applicant submitted a Sketch Plan for informal review and discussion. The Applicant is proposing a redevelopment project that will involve the conversion of commercial offices to 36 residential apartments.
- (34) 531 Upland Avenue Annexation and Land Development Plan: The Applicant submitted a Preliminary Plan Application for the redevelopment of three (3) existing parcels that contains an existing one-family dwelling that will be demolished and replaced with a new six (6) unit residential apartment building. Hawk Valley Associates issued a review letter on July 18, 2022. A site meeting was held on July 28, 2022 in order to review site accessibility issues. Action on the Preliminary Plan was tabled by the Planning Commission.
- (35) 532-534 Minor Street Annexation and Land Development Plan: The Planning Commission approved the Preliminary/Final Plan on June 28, 2022, subject to the Applicant resolving all issues contained with the review letter issued by Hawk Valley Associates on June 20, 2022. An improvements agreement may be required for the curb, sidewalk and driveway apron improvements. Once all issues have been resolved, the approved plan can be endorsed by the Planning Commission and released for recording.
- (36) 615-619 Walnut Street Annexation and Land Development Plan: The Applicant submitted a Preliminary/Final Plan Application for the annexation and consolidation of three (3) parcels of land via annexation and the redevelopment of the existing dwelling with twelve (12) residential apartment units and an office for homeless veterans. Hawk Valley Associates issued a review letter on June 22, 2022. The BCPC will need to issue a review letter.
- (37) 1849 Perkiomen Avenue Subdivision Plan: The Applicant submitted a Preliminary/Final Plan Application to the Planning Commission for a two (2) lot subdivision in order to facilitate two (2) existing commercial uses. Hawk Valley Associates issued a review letter on July 18, 2022. The Applicant will need to resolve issues regarding an existing or proposed easement for site accessibility and stormwater management.
- (38) ZHB Applications: The Planning Commission has been advised of the pending applications that will be considered by the Zoning Hearing Board. The notifications have been provided to the Planning Commission for background information on future planning applications.