

City of Reading Planning Commission Meeting
Meeting Minutes: January 27, 2026 (held virtually)

<u>PC Members Present</u> Commissioner Wayne Jonas Bealer, Chair Commissioner Will Cinfici, Vice Chair Commissioner James Harris Commissioner Nelson De Leon Commissioner Peter Rye	<u>Staff and Consultants Present</u> Simon Wangolo, Planning Manager Jess Royer, Planner I Jerome Skrincosky, AICP, Planning Consultant Michelle Mayfield, Planning Solicitor Dave Barr, Community Development Director Don Edwards, City Engineer Jamar Kelly, Finance Director Enid Narvaez, Grants Coordinator Jaime Baez Jr, City Council Liaison
<u>Others Present</u> Jan Miller, Items 5a and 5b John Hoffert, Item 5c Mark Koch, Item 6a Joan London, Item 8ai Jesus Figueroa, Item 8ai Scott Miller, Item 8bi Thomas Ludgate, Item 7b Larry Grybosky, Items 7ai and 7aii Chris Posch, Items 7ai and 7aii Robert Brookins Press: BCTV, WFMZ	

(1) Call Meeting to Order: Chaiman Bealer called the meeting to order at 6:01 pm.

(2) Acknowledgement of Planning Commission Members in Attendance

Online – Commissioners Wayne Jonas Bealer (Chair), Will Cinfici (Vice Chair), Nelson De Leon, James Harris, and Peter Rye

(3) Accept the Planning Commission Meeting Agenda: A motion to accept the Planning Commission Meeting Agenda as distributed was made by Commissioner Harris, seconded by Commissioner Rye, and passed unanimously (5-0).

(4) Public comments: No Public Comments

(5) Subdivision and Land Developments Plan Reviews

a. SALDO-2510-0021 – RPA 213 South 11th Street

- **Application:** A revised Final Plan for a parking lot at 213 S 11th St.
- **Correspondence:** RPA 210 Maple Street Parking Facility Preliminary/Final Land Development Plan, January 19th, 2026, Hawk Valley Associates

- **Discussion:** Mr. Edwards pointed out that this property has two recently installed driveways which were not permitted, which should be considered by the commission as they contemplate approval. Chairman Bealer also pointed out that the city has considered this property as a potential component of a long-term housing strategy, and the site had been suggested in the past as a potential location for a fire station. Commissioner Rye clarified that there aren't any other plans for the property before the commission at this time. Chairman Bealer confirmed that indeed there aren't any other formal plans at this time. After discussion, Mr. Skrinkosky recommended that the Planning Commission vote on the plan and conditional approval (if granted), conditioned upon the execution of the certification of ownership and the certification of accuracy by the City of Reading.
- **Action:** A motion to grant the final plan approval for the Reading Parking Authority parking lot at 213 S 11 St, SALDO Number 2510-0021, subject to the applicant resolving all the issues referenced within the review letter issued by Hawk Valley Associates dated January 19th, 2026, and the Public Works review recently issued, and with the agreement of the city for the continued lease of the property was made by Commissioner Cinfici, seconded by Commissioner Rye, and passed unanimously (5-0).

b. **SALDO-2512-0024 – RPA 210 Maple Street; Preliminary/Final Plan**

- **Application:** Parking facility to be located at 210 Maple Street
- **Correspondence:** RPA 210 Maple Street Parking Facility Revised Preliminary/Final Land Development Plan, January 21st, 2026, Hawk Valley Associates
- **Discussion:** On behalf of the applicant, Ms. Miller informed the commission that many of the points in both the review letter from the city and from the Berks County Planning Commission have already been addressed.
- **Actions:**
 - A motion to grant the conditional preliminary/final plan approval for the Reading Parking Authority land development plan for 210 Maple Street, subject to the applicant resolving all issues referenced within the review letter issued by Hawk Valley Associates dated January 21st, 2026 was made by Commissioner De Leon, seconded by Commissioner Harris, and passed unanimously (5-0).
 - A motion to authorize the Chairman of the Planning Commission to execute the Municipal Improvements Agreement and the Stormwater Management Maintenance Agreement was made by Commissioner Rye, seconded by Commissioner De Leon, and passed unanimously (5-0).

c. SALDO-2512-0025 – Iglesia Cristiana Casa del Rey (544 & 556 N 9th St); Annexation & Minor Land Development Plan

- **Application:** The addition of four parking spots for Iglesia Crisitana Casa Del Rey, located at 544 and 556 N 9th St
- **Correspondence:** Iglesia Cristiana Casa Del Rey Annexation and Land Development Plan Preliminary/Final Plan Application Review, January 20th, 2026
- **Discussion:** Discussion centered around alleys by the church. A recommendation was made to table the action so that more information can be gathered.
- **Action:** A motion to table the preliminary/final plan for Iglesia Cristiana Casa del Rey annexation and land development plan at 556 North 9th Street was made by Commissioner De Leon, seconded by Commissioner Cinfici, and passed unanimously (5-0).

(6) Waiver Requests

a. 601 Penn Street

- **Application:** A partial waiver request was submitted for consideration of reuse of the building.
- **Correspondence:** Response letter from the Planning Department dated December 12th, 2025.
- **Discussion:** On behalf of the applicant, Mr. Koch reviewed progress that he feels has been made among City Staff and the Reading Parking Authority. Viewpoints were shared around the merits of recording the entire agreement and whether that would be treated as a deed restriction in the future. Discussion around parking, loading, and trash pickup for the building were also discussed. The applicant will continue to refine their waiver request for future meetings.
- **Action:** None

(7) Plans Requiring Reaffirmation

a. DUKA Properties

i. PC-2023-113 Parking Facility (1136-1148 Moss Street)

- **Action:** A motion to reaffirm the preliminary/final plan approval for DUKA Properties LDP [PC #2023-113] at 1144 Moss St, originally conditionally approved on February 27th, 2024, Resolution #14-2024 was made by Commissioner Harris, seconded by Commissioner De Leon, and passed unanimously (5-0).

ii. PC-2023-116 Apartments (1125 Moss Street)

- **Action:** A motion to reaffirm the preliminary/final plan approval for DUKA Properties Apartments at 1125 Moss St was made by Commissioner Cinfici, seconded by Commissioner Harris, and passed unanimously (5-0).

b. PC-2023-117 138 S 8th Street

- **Action:** A motion to reaffirm the preliminary/final annexation and land development plan approval for 138 South 8th Street [PC 2023-117] originally conditionally approved on March 26th, 2024, Resolution #21-2024 was made by Commissioner De Leon, seconded by Commissioner Harris, and passed unanimously (5-0).

(8) Other Business

a. Conditional Use Applications

i. CU-2512-0006 – 313 Elm Street

- **Application:** Apartment C in 313 Elm Street does not comply with the minimum required habitable area for a three-bedroom dwelling. The unit previously known as Apartment B will be now used as storage. The applicant indicated that he is able to meet the minimum required parking spaces.
- **Correspondence:** Staff Review letter dated January 21st, 2026
- **Discussion:** Planning staff recommend that a new architectural plan show the unit previously known as Apartment B be shown as storage, as well as a new submission of minor land development be submitted for the change of use and the creation of a parking area. There was an additional zoning violation regarding a portion of unpermitted fence that has been corrected. Staff recommend that the Planning Commission consider recommending approval for this Conditional Use Application to City Council.
- **Action:** A motion to recommend to City Council to approve the Conditional Use Application for the conversion of 313 Elm Street from a single-family dwelling into a two-family dwelling as specified by the Zoning Hearing Board decision dated October 8th, 2025 and the staff report dated January 21st, 2026 was made by Commissioner Harris, seconded by Commissioner De Leon, and passed unanimously (5-0).

b. Zoning Map Amendment

i. 229, 243, & 245 Washington Street

- **Application:** Applicant is looking for Planning Commission recommendation to City Council the annexation of 243 and 245 Washington to 229 Washington, and have the final parcel considered to be part of the C-C Zoning District.
- **Discussion:** Mr. Miller reported to the council that the structures that were on 243 and 245 have already been demolished.
- **Action:** A motion to recommend to City Council to approve the zoning map amendment to transfer 243 and 245 Washington Street from the R3 zoning district into the CC zoning district and confirming that 229 Washington Street is already in the CC zoning district was made by Commissioner Rye, seconded by Commissioner Harris, and passed unanimously (5-0).

c. Application for PennDOT's Multimodal Transportation Fund

- i. A motion to recommend the staff submit a letter of support concerning the City's Application for a grant from the PennDOT Multimodal Transportation Fund Request was made by Commission Rye, seconded by Chairman Bealer, and passed unanimously (5-0).

d. Zoning Ordinance Amendments

i. Part 16: Parking and Loading

- Mr. Wangolo informed the commission that following several exchanges with City Council personnel, it was decided that a working group should be established. Chairman Bealer and Commissioner De Leon will be joining that group on behalf of the Planning Commission.

i. Home Occupations

- Mr. Wangolo asked that this ordinance be revisited to allow for time to review and address the recently received comments from the Berks County Planning Commission.

i. C-C & M-C District Permitted Uses

- Mr. Wangolo reported that the Berks County Planning Commission had no further recommendations for the proposed Commercial Core and Manufacturing Commercial ordinance revisions, and requested authorization to forward them to City Council for their consideration.
- **Action:** A motion to recommend to City Council to adopt the revisions to section §600-807 and section §600-811 of the City of Reading Zoning Ordinance covering permitted uses in the Commercial Core and Manufacturing Commercial districts was made by Commissioner Harris, seconded by Commissioner De Leon, and passed unanimously (5-0).

i. Transit Oriented Development (TOD)

- Mr. Wangolo informed the Commission that the latest copy of the Transit Oriented Development overlay has been sent to the County Planning Commission for their review.

Public Comments: No public comments

Upcoming Meetings

Next Planning Commission Workshop Meeting – February 17th, 2026 @ 5:30 pm

Next Regular Planning Commission Meetings – February 24th, 2026 @ 6:00 pm

Adjournment:

Motion to adjourn was made by Commissioner Rye, seconded by Commissioner De Leon, and passed unanimously (6-0).

Respectfully submitted by Jesse Royer, Planner I