

Meeting Minutes
City of Reading Planning Commission
September 28, 2021

Members Present

Lee Olsen, AIA
Philip Ashear
Robert Conklin, AIA
Will Cinfici
Wayne Bealer

Staff Present

Jerome Skrincosky, Hawk Valley Associates, Planning Consultant
Tim Krall, Public Works
David Peris, Planning Manager
Naomi Crimm, Planner

Others Present

Mark Stabolepszy, Scotts, Stevens and McCoy
BCTV
WFMZ
David Roberts, McCarthy Engineering
Joan London, Koslov Stoudt
Ken Dearstyne, Reading Area Community College
Bob Billman
Branden Bialek, Crossroads Engineering Group
Gregg Bogia, Bogia Engineering
Aristides Otero, Stackhouse Bensinger
Mr. Boardman, Alvernia University
Ryan Huber
Frank Watts

Chairman Bealer called the meeting to order at 6:02pm.

Item #1: Agenda

Commissioner Conklin made a motion to accept the agenda as presented. Chairman Bealer seconded the motion. The vote on the motion was unanimous, 4-0.

Item #2: Subdivisions and Land Developments

PC-2021-114-PF: 825 E. Wyomissing Blvd (Reading Truck Group)

Mr. Stabolepszy said that he received the Hawk Valley review letter and has addressed the items outlined. He reviewed note seven on the plan regarding setting the property corners after

reconstruction of the driveway, and a condition of the driveway permit. He asked that the plan be approved.

Mr. Peris said that all of the planning and zoning comments have been addressed. Mr. Skrincosky agreed. Mr. Krall said that placing the monuments after construction is standard operating procedure for a plan like this. He said that he had no further comments.

Chairman Bealer asked for a conditional final approval, conditional to the plan being acceptable to staff.

Action: Commissioner Cinfici made a motion to approve the plan, conditional to the satisfaction of staff comments. Commissioner Olsen seconded the motion. The vote on the motion was unanimous, 4-0.

Ms. Crimm gave an overview of the current status of the projects Dan Laudenslayer was working on.

PC-2021-108-PF: 936 & 938 Penn Street (Prince and Princess Daycare)

Action: Commissioner Conklin made a motion to grant the time extension request until December 28, 2021. Commissioner Olsen seconded the motion. The vote on the motion was unanimous, 4-0.

PC-2021-107-P: 243 N. 4th Street (Super Natural Foods III)

Chairman Bealer said that the applicant has removed the sidewalk on 4th Street. The applicant does not have a permit because the Planning Commission has not yet approved the plan. He suggested that staff review this. Mr. Krall said that he will check with Chris Lovell in Public Works to see if a permit has been issued.

Action: Commissioner Olsen made a motion to grant the time extension request until December 28, 2021. Commissioner Conklin seconded the motion. The vote on the motion was unanimous, 4-0.

PC-2021-106-PF: 1325 & 1341 Scott Street (Scott Street Subdivision)

Mr. Roberts said that they have received the Hawk Valley review letter. The biggest issue remaining is the location of the units. He said that Mr. Skrincosky suggested moving the units seven feet back to provide for two off-street parking spaces. At the previous meeting, the Planning Commission discussed moving the units all the way back to be parallel with the other units. He looked at doing that, but cannot put in a driveway of less than ten percent without providing a retaining wall. Mr. Roberts said it was decided at the last meeting that garage spaces count as off-street parking. Moving the units seven feet back may be feasible, but then they are not in line with the other buildings. He said that the current design complies with the subdivision and land development ordinance, but he'd like to get the Planning Commission's opinion.

There was a discussion about stacked parking. Mr. Skrincosky said that there is a provision in the Zoning Ordinance that specifies that if the parking spaces are back to back or in a parallel condition, they do not count. In this situation with semi-detached homes, even moving the

buildings back seven feet, the spaces will be stacked. If it is left as is, there will be a parking space behind the garage.

Mr. Peris clarified that the ordinance has an exception for single family dwellings. Stacking is not prohibited for a single-family dwelling, per §600-1602-C of the Zoning Ordinance. The ordinance says that parking areas shall be designed so that a vehicle may proceed to and from and not require the movement of any other vehicle, except for parking for a one family dwelling.

Mr. Peris said that adding dimensions of the garage specific to the parking area would be helpful. It would need to have a minimum depth of eighteen feet. Mr. Billman said that the spaces are twenty feet deep. Mr. Roberts said that he will show that on the plan.

Mr. Roberts asked if the current configuration is acceptable to the Planning Commission. Commissioner Conklin asked if a garage and a parking space would count as two spaces off-street. Mr. Skrinicosky confirmed.

Mr. Roberts said that he is waiting for technical comments on the stormwater design for the project. He reviewed the waiver requests. This first is Section 305-A-2(A) – Requirement of a minimum depth of thirty-six inches between the bottom of infiltration BMPs and limiting zones. He said that they would like to offer twenty-four inches of depth which is consistent with the DEP requirement. The other waiver request is Section 307 – Requirement of reducing the two-year, twenty-four hour SES storm, instead using the rational storm. The SES model is very conservative for small drainage areas, and the rational model is more appropriate for a project of this size.

Mr. Krall said that he has no problem with the SES waiver. It is a fairly common substitution. For the limiting zone, the actual ordinance says it should be forty-eight inches between the bottom of the facility and the seasonal high water table or bedrock. The wording in the ordinance implies that the use of waivers is not appropriate but it does not say this for the section in question. However, the wording is confusing. There is no reference to why it is forty-eight inches. He said that he does not have a problem with the twenty-four inches of separation between the bottom of the BMP and the top of the bedrock because there is a fairly detailed soil analysis on site with probes. There is a detailed site analysis to show that there is fractured bedrock. There are also no wells in the area; it is all public water. He suggested that both waivers be granted.

Mr. Krall asked about sewer planning modules. Mr. Roberts said that he submitted an exemption to the City for review. Mr. Krall said that the City does not do exemptions, as the DEP does not permit it. He told Mr. Roberts to submit to DEP to get the module package. In terms of other Public Works items, the addressing has been approved. A separate stormwater operations and maintenance agreement is needed. The City will send it to him. He said that an operations and maintenance inspection deposit fee for the next ten years is required prior to plan approval. The developer's improvement agreement with an escrow is also needed.

Mr. Roberts asked for conditional approval.

Mr. Peris said that sidewalks are required under the zoning ordinance so a variance is required in addition to a waiver of the subdivision and land development ordinance. Mr. Roberts agreed.

Commissioner Bealer said that the City does not give approvals until the sewer modules are submitted. The Commission would only grant a preliminary plan approval if the sewer modules have been submitted. The approval of a preliminary/final plan can only be granted once sewer planning modules are approved.

Action: Commissioner Cinfici moved to waive section 305(2) (A). Commissioner Olsen seconded the motion. Commissioner Conklin asked if it should be specified that it is twenty-four inches. Mr. Krall agreed. Commissioner Cinfici amended his motion to include twenty-four inches. The vote on the motion was unanimous, 4-0.

Action: Commissioner Olsen made a motion to grant the waiver request of Section 307 to substitute the SES model with the rational model. Commissioner Cinfici seconded the motion. The vote on the motion was unanimous, 4-0.

Action: Commissioner Conklin made a motion to grant the time extension request until December 28, 2021. Commissioner Olsen seconded the motion. The vote on the motion was unanimous, 4-0.

Action: Commissioner Olsen made a motion to table the plan. Commissioner Cinfici seconded the motion. The vote on the motion was unanimous, 4-0.

PC-2021-112-PF: 103 & 107 Angelica Street (M.J. Reider Associates, Inc.)

Mr. Bialek shared his screen and gave an overview of the plan. MJ Reider is proposing at their 107 property to do a patio with some landscaping to beautify the front. They received a grant to do the improvements. At the 103 property, they are proposing a two-story, four hundred sixty-five square foot building addition to expand their testing facilities. There will be no additional employees. They received Zoning Hearing Board approval in May for the dimensional criteria and parking requirements for the site. He received the Hawk Valley Associates letter and is working to resolve the comments.

Commissioner Bealer asked if the parking spaces on the plan are existing. Mr. Bialek confirmed. There are no bumper blocks. They are proposing to pave a gravel lot. Mr. Krall asked if the retaining wall will stay and if any grading is proposed for replacing gravel with pavement. Mr. Bialek said that the retaining wall will remain, and there is no grading proposed. The existing curbing extends to the driveway at the 107 property. Employees currently drive over the curb to park on the 103 property. Mr. Bialek is proposing to curb cut it to allow access. There will be two driveways.

Mr. Peris said that this already went to the Zoning Hearing Board for parking. The site was already deficient in terms of the number of total parking spaces. The overall proposal will still leave them deficient, but the Zoning Hearing Board approved that with the condition that proof of off-site parking be provided to the Zoning Office.

Mr. Skrincosky said that he issued a review letter on September 15th. The features of both properties depend on each other in terms of driveways, parking, and site accessibility, so he recommended that the parcels be annexed together with an annexation plan. Mr. Bialek said that MJ Reider is not looking to annex the two lots. Mr. Peris said that was his understanding as well. Mr. Skrincosky said that he would have to look at zoning compliance, and they might have to go back to the Zoning Hearing Board potentially. This could be avoided if it was annexed. Off-street parking and site accessibility are issues, as there are shared spaces between the two sites. People are completely dependent on 107 for ingress and egress. There are also provisions for off-street parking and loading. Mr. Bialek said that he will discuss this with the applicant. Mr. Skrincosky said that the City can schedule a meeting with them if needed. Mr. Bialek agreed.

Mr. Skrincosky said that a landscaping plan, lighting plan, and solid-waste management plan should be submitted. He also provided comments on site accessibility and the number of off-street parking. He asked if off-site parking spaces are going to be provided. Mr. Bialek said that MJ Reider has a lease agreement with Bimbo Bakery for twenty spaces. Jerome said that this needs to be discussed further. There are two sewer and water facility connections. He asked Mr. Krall if they will need to do planning modules for both.

Mr. Krall asked what the proposed improvement would do. He asked if there would be any increased demand for water and sewer. Mr. Bialek said there will be no new employees, so there will not be increased demand for water and sewer. He confirmed that there are existing connections. Mr. Krall said that there isn't a need for sewer modules in that case.

Mr. Skrincosky asked if stormwater management is needed for this project. Mr. Krall asked if they are proposing any stormwater management features for the site. Branden said they are not. Most of the site is already paved or is impervious area. There is a drainage-shed plan with calculations to show that the increase in impervious area is negligible. Mr. Krall asked if the parking on the lower lot is an existing parking lot, and if they will repave the gravel parking with no other improvement. Mr. Bialek confirmed. Mr. Krall said that maintaining an existing parking area isn't considered new impervious area. The new addition in the rear of the property is only a few hundred square feet and is over existing macadam. This qualifies for an exception for stormwater rate control, but for water quality, groundwater, and streambank protection, it could still be considered a regulated activity. However, four hundred square feet might be de minimis. He said that he will need to take another look at it, but he thinks that it is not a regulated activity for stormwater management.

Mr. Krall said that off street parking shows three spaces for the area to be paved. The spaces will be stacked, so that needs to be discussed. He asked if a vehicle will fit in the space closest to the driveway. Mr. Bialek said that they are nine by eighteen spaces. He said that there is twelve feet from the edge of the parking space to the retaining wall. Mr. Bialek said that these spaces will be for employees only. They currently fit three cars there. There is a spot on the street for loading for fifteen minutes. Mr. Skrincosky said that parking spaces in the rear are dependent on the alley. It is used now, so there shouldn't be a problem.

Mr. Skrincosky said that the curbs and sidewalks should be evaluated by Public Works, but they are in fair condition at this point.

Commissioner Cinfici said that the annexation request has to come from the owner, Barbara Coyle, not the tenant. Mr. Bialek confirmed. Commissioner Cinfici asked if the parking space is only large enough for a motorcycle, if that could be considered an off-street space. Mr. Peris said the ordinance does not specify, though it does allow for compact spaces in garages and larger surface parking lots. Commissioner Cinfici asked Mr. Krall if there is a density consideration for a gravel surface to be considered impervious. Mr. Krall said that the general consensus among engineers and regulators is that if it is gravel un-engineered for stormwater management infiltration, then you assume it is impervious.

Chairman Bealer asked about handicapped spaces. Mr. Skrincosky said that handicapped spaces on the property would be code compliant, off property would not be. Mr. Peris said that under zoning they need one space, but he can't speak to requirements under the building accessibility codes. If it just one space, it would have to be a van accessible space.

Action: Commission Cinfici moved to grant the time extension request until December 28, 2021. Commission Conklin seconded the motion. The vote on the motion was unanimous, 4-0.

Action: Commissioner Conklin made a motion to table the plan. Commissioner Cinfici seconded the motion. The vote on the motion was unanimous, 4-0.

PC-2021-116-S: 410 S. 14th Street (Fairview Christian School)

Mr. Huber said he submitted a site plan to improve the existing parking lots. One parking lot is on 14th Street and Muhlenberg, and the other is on 13th Street. The one on 14th Street requires removing a retaining wall. They will remove some curbing and install depressed curbing to get nine spots along 14th Street. They hope to improve the bus loading and unloading zone. It is a five-way intersection so it gets clogged. Off of 13th Street, they are proposing twenty-nine spaces.

Mr. Peris said the proposal increases the number of off-street spaces. There's no change in use. They have not received a zoning permit application, and that will be required.

Mr. Skrincosky said that his comments are intended to provide guidance to the applicant. There are five lots as part of this project. They are all contingent upon each other. He recommended an annexation plan be submitted and the parcels be joined in common deed. The use is permitted in the R-3 district, so there are no zoning compliance issues with the use. Some of the dimensional requirements do not meet with requirements, but they are considered non-conformities and can continue.

Mr. Skrincosky said site accessibility and parking are improved with this project. There are solid waste management, lighting, and landscaping requirements. He asked if there is an increase in the student population. Mr. Huber said no. Mr. Skrincosky said that sanitary sewer improvements are not needed.

Mr. Krall asked if there is anything being done to eliminate existing buildings. Mr. Huber said that there is a garage that will be demolished. They are not increasing impervious area. The garage is rented out. They will pave existing gravel. Mr. Krall said that he will have to determine if new impervious area is created. He said that he thinks it is likely not being created.

Mr. Krall asked how much curbing will be removed. Mr. Huber said that thirty-two linear feet is being removed in one area, and nine feet in another to pull into the newly paved parking area. Mr. Krall said the reason the parking area on 14th Street has its current configuration is to comply with the minimum distance from the intersection. Widening the driveway apron may put it too close to the intersection. The engineer will need to check that with the zoning ordinance. Mr. Peris said that forty feet is required from driveway to the intersection for a residential use and district. Mr. Krall said that safety is an issue. Mr. Skrincofsky said that there is no specific design or layout for the parking as of yet. Mr. Huber confirmed that with a depressed curb they would pull straight in. Their other idea was to make that area a bus loading zone. The buses currently double-park in that area. Mr. Krall said that there needs to be a discussion of bus loading. He asked if there is parent pick-up and drop-off. Mr. Huber said that the parents wait until after the buses leave.

Commissioner Cinfici asked how many spaces there are currently for parallel parking. He said it would be worth it to take out those street spaces. Mr. Huber said there are three spaces there. Commissioner Cinfici said that there is an elevation that is erroneous on C-1 and C-2. In the south-west corner where the garages are, the northern-most elevation is three hundred ninety six, but he suspects it is two hundred ninety six in line with the other elevations. He asked that it be clarified for next time.

PC-2021-117-S: 323 St. Bernardine St. (Alvernia University Crime Scene Lab)

Mr. Otero said that he submitted a sketch plan for 323 St. Bernardine Street. This property is adjacent to the alumni house, and the lot is about 0.2 acres. The university wants to use the house for a crime scene investigation lab. They are not proposing any changes to the structure itself. The only change proposed is removing and replacing the existing ADA ramp to comply with codes and other general house upkeep (floor tiles and paint). He requested a waiver of land development as nothing has been proposed on the site. He received a letter from Hawk Valley. He said he reached out to Mr. Peris to get more direction on the zoning comments.

Mr. Peris said the location is part of the institutional overlay, so the use is permitted. There is a driveway, which means that the only parking available would be stacked, which is not allowed under the Zoning Ordinance (§600-1602-C). The university is looking into options. A variance from sidewalks is required if they are not installed. The plan is part of a Millmont subdivision, so a revised plan of record should be submitted.

Mr. Skrincofsky said that a minor land development plan should be submitted for a revision to a plan of record. It is a nonconforming building with regards to the side yard setback. Mr. Peris confirmed that it would be a preexisting nonconformity. Mr. Skrincofsky said that if the use were intensified that should be kept in mind. He asked about how people will access the site.

Mr. Otero said that there is available on-street parking. Mr. Peris said that on-street parking does not satisfy the zoning ordinance, so a variance would still be needed. Mr. Otero said that he is not looking to add impervious surface.

Mr. Boarder said that students will not be driving to this house. They will be shuttling or walking. It is within a block of the main campus.

Mr. Otero said that the project falls below the threshold for loading space requirements. Mr. Peris confirmed, but if a shuttle is involved, they need to look at where the shuttle drop-off would take place.

Mr. Otero said that the neighborhood does not have sidewalks. They are not looking to add impervious coverage to the site to minimize impacts. He suggested Mr. Boarder talk to the university about only providing shuttle service to the site.

Mr. Otero asked Mr. Boarder about hours of operation. Mr. Boarder said that the schedule has not been finalized. It would be a lab, not a classroom. Twelve to fifteen students would use it at a time, once a week, for two hours. It would be between the hours of 8am – 5pm (daylight hours).

Mr. Otero said that the home is served by water and sewer. It would have a single EDU. Based on the intensity of the use, it would fall below the threshold, as laundry or dish-washing would not happen at the site.

Mr. Krall asked if food preparation is proposed at the building. Mr. Boarder said no food preparation is being proposed. Mr. Krall asked if anyone would live there. Mr. Boarder said no one would live there. Mr. Krall said it will likely be under one EDU.

Commissioner Conklin said that it would help to know which rooms would be classrooms so everyone can know the uses for each room. Mr. Otero said that the whole building will be used as a classroom. Mr. Boarder said that it will be a crime scene house – a stage to look for clues and solve a crime.

Mr. Skrincosky asked if the property across the street is a residence. Mr. Boarder confirmed. Mr. Skrincosky said that there is a sidewalk in front of that dwelling, and on Greenway Terrace. He asked Mr. Peris if it would be a similar situation to the Scott Street subdivision that a variance is required if they are not putting in a sidewalk. Mr. Peris confirmed that a sidewalk is required unless a variance is granted. It is important to note sidewalks in the area. He would not want to do anything to discourage pedestrians, but understands the circumstances are unique. He said that he cannot say how the Board would weigh in without more information about the plan for transportation.

Mr. Krall said that there would be no regulated activity for stormwater management.

Mr. Skrincosky said that no lighting would be required if the site isn't used at night. The hours should be noted on the plan. There is landscaping already, but he will leave it up to the arborist to determine if an additional street tree is necessary.

Mr. Otero said that they'll need a denial of the zoning permit so they can appeal to the Zoning Hearing Board.

Mr. Krall said that it is a low-density residential area so there is a low demand for parking. Public Works would entertain an argument for a bus parking area. Mr. Peris said that it wouldn't make a difference in the determination at staff level, but could be brought up with the Zoning Hearing Board.

Commissioner Olsen recommended that Mr. Otero bring photos of the existing building to the next meeting. It is a small structure, he does not think it warrants so much discussion on parking.

Commissioner Conklin said a note on the plan to say that it is a mock crime scene, and there will be no changes would be helpful. Mr. Otero said that he will draft a note to put on the plan.

Chairman Bealer said that in the past they gave waivers for sidewalks in this area because there are so few already.

Mr. Peris asked if the Zoning Hearing Board granted a variance, would the Planning Commission grant a waiver. Chairman Bealer agreed. Commissioner Conklin said that if the City would require sidewalks in that whole area, there should be notice given. Commissioner Cinfici said that the Planning Commission has not required sidewalks piecemeal, however, the Comprehensive Plan encourages walkability. The Planning Commission does not want to burden the holder of a small parcel. Mr. Krall made a comments about ADA requirements for accessibility. Federal requirements may come to require sidewalks.

Mr. Skrincosky said that going forward, the City may want to revise the zoning ordinance to eliminate sidewalk requirements and only have that requirement in the subdivision and land development ordinance.

Chairman Bealer confirmed that the applicant will provide a revised plan of record. Mr. Otero agreed - they will provide the existing conditions and all notes requested.

Mr. Otero asked how to label the plan. Mr. Skrincosky said that it should be a revised plan of record. Mr. Otero asked if it would be a waiver of land development. Mr. Peris said to submit the waiver request when they submit a revised plan. Chairman Bealer suggested tabling the plan until the Zoning Hearing Board rules.

Chairman Bealer asked Mr. Otero about the Albright plan for the warehouse on Rockland Street. Mr. Otero said that legal is working on what needs to be done.

PC-2021-118-PF: 10 S. 2nd Street (RACC Penn Street Lot Annexation)

Ms. London said that they submitted a preliminary/final annexation plan and received the Hawk Valley letter. She submitted the blanket easement agreement for review of the language. Gregg Bogia has prepared the legal description and that, along with the plan and plot of the blanket easement for the utilities and sidewalks will be attached to the easement, which will be recorded

The comments in the review letter are technical in nature and can be satisfied.

They have contacted PennDOT, and PennDOT indicated no objection. PennDOT will be included in the blanket easement for utilities.

There will be a note on the plan that the vacated portion of the Penn Street right of way will be annexed to RACC and they will submit a deed. They submitted the vacation ordinance petition and proposed quit claim deed to the city. The ordinance is under consideration and has been advertised.

Mr. Bogia shared his screen to show the plans. He said that there are not many issues.

Mr. Peris said the Planning Commission has already issued a recommendation in favor of the annexation, subject to staff review. This is still in process with current submissions. City Council has already started its process. The annexation plan can be approved after the vacation is approved.

Ms. London said that the zoning permit was submitted to the City at the same time as the proposed ordinance.

Mr. Krall asked when the revised plan will be submitted. Mr. Bogia said it will be submitted three weeks before the next meeting. He asked about timeline.

Mr. Peris said that Mr. Krall's review is needed before City Council can take action. The Planning Commission can act on the annexation plan but that follows City Council action. Mr. Krall needs to review the vacation proposal, then City Council can act on October 11th, then the annexation would return to the Planning Commission on October 26th.

Mr. Peris said that the ordinance was introduced to City Council on September 13th. Mr. Krall said that he'll need the revised plan on Monday or Tuesday.

Ms. London asked if the plan can be approved subject to meeting the conditions in the Hawk Valley letter. Chairman Bealer said that the items in the letter can be resolved by next month. The vacation ordinance needs to be on the plan. This can be worked on by next meeting.

Commissioner Cinfici confirmed that tabling the plan does not signal lack of support for the plan, rather that the Planning Commission is deferring to City Council.

Mr. Dearstine said that it is RACC's 50th Anniversary. He hoped to get the corner constructed by November, but he wants to get shovels in the ground by the end of the calendar year.

Action: Commissioner Olsen made motion to table the plan. Commissioner Cinfici seconded the motion. The vote on the motion was unanimous, 4-0.

Item #3 - Other Business

Reuse Recommendations

Mr. Peris reviewed the properties being considered by the Reading Redevelopment Authority (RRA). The RRA is taking the properties through eminent domain, but the properties still need to go through zoning requirements.

Mr. Peris recommended making the reuse recommendation general: residential, in conformance with the former use.

122 S. 8th Street – A zoning permit is on file for five units. The property was last inspected in 2016. It is located in the R-3 zoning district, and went through the Blighted Property Review Commission in 2015.

124 S. 8th – This is located in the R-3 zoning district. There is zoning approval for five dwelling units, and it was inspected in 2016. This is a certified blighted property.

245 S. 5th Street –A daycare used to be at this location. It is located in the Callowhill Historic District.

549 S. 6th Street – This is located in the R-3 zoning district. It is also in the Prince Historic District. The zoning history is as a single family home.

Action: Commissioner Olsen made a motion to recommend a residential use for 122 S. 8th in conformity with the zoning ordinance. Commissioner Conklin seconded the motion. The vote on the motion was unanimous, 4-0.

Action: Commissioner Conklin made a motion to recommend a residential use for 124 S. 8th in conformity with the zoning ordinance. Commissioner Olsen seconded the motion. The vote on the motion was unanimous, 4-0.

Action: Commissioner Olsen made a motion to recommend a residential use for 245 S. 5th Street in conformity with the zoning ordinance. Commissioner Cinfici seconded the motion. The vote on the motion was unanimous, 4-0.

Action: Commissioner Cinfici made a motion to recommend a residential use for 549 S. 6th with a preference as reuse as a single family dwelling. Commissioner Olsen seconded the motion. The vote on the motion was unanimous, 4-0.

Redistricting Commission Nominations

Chairman Bealer volunteered for the Redistricting Commission and Commissioner Olsen agreed to join.

Action: Commissioner Cinfici moved to nominate Chairman Bealer and Commissioner Olsen to the Redistricting Commission. Commissioner Conklin seconded the motion. The vote on the motion was unanimous, 4-0.

Time Extension Requests

Action: Commissioner Olsen made a motion to grant the time extension request for the Iglesia Pentecostal Movimiento de Fe Preliminary Plan until December 28, 2021. Commissioner Cinfici seconded the motion. The vote on the motion was unanimous, 4-0.

Action: Commissioner Olsen made a motion to grant the time extension request for the Refuge Home preliminary/final plan until October 26, 2021. Commissioner Conklin seconded the

motion. Commissioner Cinfici asked about granting the full ninety days. Mr. Peris said that the MPC says the applicant has to request it. The vote on the motion was unanimous, 4-0.

Meeting Minutes

Commissioner Bealer said that he had three minor edits which he sent to Ms. Crimm. Commissioner Cinfici said that he did not have a chance to review them.

Action: Commissioner Olsen made a motion to accept the meeting minutes. Commissioner Conklin seconded the motion. The vote on the motion was unanimous, 4-0.

Announcements

Commissioner Olsen said that he would like to be relieved of his appointment to the Blighted Properties Review Committee. Chairman Bealer said that he is the new liaison.

Chairman Bealer reported on an EPA webinar he attended about faith-based solutions to property management.

The meeting was adjourned at 8:50pm.

Respectfully submitted by Naomi Crimm, Planner