

City of Reading Planning Commission Meeting
Draft Meeting Minutes: October 24, 2023

<u>PC Members Present</u> Chairman Wayne Bealer Vice Chairman Will Cinfici Commissioner Nelson DeLeon Commissioner Peter Rye Commissioner Danny DeCarlo Commissioner James Harris	<u>Staff and Consultants Present</u> Jerome Skrincosky, AICP, Planning Consultant Emily Diaz-Melendez, Zoning Officer Timothy Krall, Public Works Michelle R. Mayfield, Esq., Planning Solicitor
<u>Others Present</u> Dan Laudenslayer (PC Agenda #6) Larry Grybosky (PC Agenda #7) Keith Mooney (Waiver Request, Exeter Hall) Reporters: WFMZ, BCTV	

- (1) **Call Meeting to Order:** Chairman Bealer called the meeting to order at 6:01pm.
- (2) **Acknowledgement of Planning Commission Members in Attendance**
(a) Planning Commission Members in Attendance: Wayne Bealer, Peter Rye, Danny DeCarlo, Will Cinfici, Nelson DeLeon, and James Harris.
- Agenda Amendment:** Commissioner deLeon motioned to amend the agenda to add the Waiver Request for the Berkshire Country Club and Escrow Release for Exeter Hall. Commissioner DeCarlo seconded the motion. The motion passed unanimously (6-0)
- (3) **Accepting the Planning Commission Meeting Agenda:** The Agenda was posted as per the provisions specified by the City of Reading.
(a) Action: Commissioner Rye made a motion to accept the agenda. Commissioner DeCarlo seconded the motion. The vote on the motion passed unanimously (6-0).
- (4) **Abilities in Motion Land Development Plan; Conditions of Approval**
PC 2023-109; 755 Hiesters Lane
(a) Application: The Applicants (Abilities in Motion) submitted a preliminary/final plan for a change of use into an office/warehouse at 755 Hiesters Lane.
(b) Correspondence: Hawk Valley Associates issued a review letter to consolidate the conditions of approval on October 12, 2023.
(c) Discussion: Discussion regarding sanitary sewer flows from Tim Krall.
(d) Action on the Plan: Commissioner DeCarlo made a motion to table the plan. Commissioner Harris seconded the motion. The motion passed unanimously (6-0).
- (5) **Lichty's Mennonite Church Land Development Plan; Conditions of Approval**
PC 2023-101; 22 Kenhorst Boulevard
(a) Application:

- (b) Correspondence: Hawk Valley Associates issued a review letter on October 11, 2023.
- (c) Discussion: Stormwater Management and Municipal Improvements Agreements are required.
- (d) Action on the Plan: No action taken.

**(6) Iglesia Pentecostal Movimiento de Fe; Final Plan Review
PC 2021-113; 1124 Schuylkill Avenue & 1119 Luzerne Street**

- (a) Application: A Representative (Dan Laudenslayer) for the Applicant (Iglesia Pentecostal Movimiento de Fe) provided Hawk Valley Associates revised plans to address comments from a review letter issued on September 19, 2023.
- (b) Correspondence: Hawk Valley Associates issued a review letter on October 12, 2023.
- (c) Discussion: No sewer planning is required. Municipal Improvements and Stormwater Management Agreements are required.
- (d) Action on the Plan: No action taken.

**(7) 320-324 North 9th Street Annexation Plan; Preliminary/Final Plan Review
PC 2023-110; 320-324 North 9th Street**

- (a) Application: The Applicant (Victor Mejia) submitted an Annexation Plan to combine three (3) parcels located at 320, 322, 324 N 9th St.
- (b) Correspondence: Hawk Valley Associates issued a review letter on October 13, 2023.
- (c) Discussion: A new deed description is required to be recorded with the plan. Zoning provided a summary for reason behind Annexation; Applicant wants to establish uses at 320 N 9th St and the other 2 lots would provide parking for those uses.
- (d) Action on the Plan: Commissioner DeCarlo made a motion to conditionally approve the plan subject to the requirements and comments provided in the Hawk Valley Associate's October 13, 2023 review letter. Commissioner Peter Rye seconded the motion. The motion passed unanimously (6-0).

(8) Waiver Request: Berkshire Country Club

- (a) Application: The Applicant (Berkshire Country Club) submitted a waiver from land development request for a proposed development at 1637 Bernville Road.
- (b) Correspondence: Hawk Valley Associates issued a review letter on October 13, 2023.
- (c) Discussion: The Solicitor for Bern Township (Keith Mooney) provided comment on proposed project. It includes the enclosure of an existing structure; not much additional impervious is being proposed. Most of the project is within Bern Township. Bern Township has waived land development.
- (d) Action on the Plan: Commissioner Cinfici made a motion approve the waiver request and defer to Bern Township for stormwater review and inspection. Commissioner DeLeon seconded the motion. The motion passed unanimously (6-0).

(9) Escrow Release, Exeter Hall

- (a) Application: The Applicant (Albright College) submitted a request for escrow release (PC 2021-122).
- (b) Correspondence: Hawk Valley Associates provided a punch list of required work to be completed.
- (c) Discussion: Amounts required include fees required for bills that may be paid separately.
- (d) Action on the Plan: Commissioner DeLeon made a motion approve the escrow release of \$747, 138.01 with the condition that bills be paid and project is subject to an 18-month maintenance period. Commissioner DeCarlo seconded the motion. The motion passed unanimously (6-0).

(10) Old Business, Project Updates and Pending Plans: No update.

- (11) **Active Plans Requesting Reaffirmation Approval:** N/A
(a) Discussion: Due to staffing, reaffirmation and time extensions will be the responsibility of the applicant.
- (12) **Active Plans Requiring Time Extensions:** N/A
- (13) **Phase 2 Zoning and SALDO Amendments:** Still need to address some concerns brought forward during meeting with RPA; parking reductions will be moved under the purview of the SALDO. Discussion regarding the private v. public parking facilities.
- (14) **Announcements, Reports and Other Planning Commission Business:** Commissioner Rye provided update from the Blight Commission. Discussion regarding parking along Hampden Blvd.
- (15) **Approval of Planning Commission Meeting Minutes:**
(a) April 2023: Commissioner DeCarlo made a motion to approve the April 25, 2023 minutes with minor corrections. Commissioner Harris seconded the motion. Motion passed unanimously (6-0).
(b) May 2023: Commissioner DeLeon made a motion to approve the May 23, 2023 minutes with minor corrections. Commissioner DeCarlo seconded the motion. Motion passed unanimously (6-0).
(c) June 2023: Commissioner DeCarlo made a motion to approve the June 27, 2023 minutes with minor corrections. Commissioner Bealer seconded the motion. Motion passed unanimously (6-0).
(d) July 2023: Commissioner deLeon made a motion to approve the July 25, 2023 minutes with minor corrections. Commissioner Rye seconded the motion. Motion passed unanimously (6-0).
(e) August 2023: Commissioner DeCarlo made a motion to approve the August 22, 2023 minutes with minor corrections. Commissioner Harris seconded the motion. Motion passed unanimously (6-0).
- (16) **Next Planning Commission Meetings:** Next month's Planning Commission Meetings will be held:
(a) Tuesday, November 21, 2023 at 6:00 pm (Workshop Meeting)
(b) Tuesday, November 28, 2023 at 6:00 pm (Regular Meeting)
- (17) **Adjournment:** Commissioner Rye made a motion to adjourn the meeting. Commissioner Harris seconded the motion. The motion was approved unanimously (6-0).

Respectfully submitted by Emily Diaz-Melendez, Zoning Officer, City of Reading