

City of Reading Planning Commission Meeting
Draft Meeting Minutes: September 26, 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 #4, 5)	

- (1) Call Meeting to Order:** Chairman Bealer called the meeting to order at 6:00pm.
- (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.
- (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) 408 North 9th Street Annexation Plan; Preliminary/Final Plan Review
PC 2023-108; 408 N. 9th St**

 - (a) Application: The Applicants (Jose Brioso and Victor Ramos) have submitted an annexation plan for three parcels located at 408 N 9th Street and 843 & 845 Buttonwood Street.
 - (b) Correspondence: Hawk Valley Associates issued a review letter on September 18, 2023.
 - (c) Discussion: Berks County Planning Commission issued a review letter on August 30, 2023. A revised plan was submitted.
 - (d) Action on the Plan: Commissioner DeCarlo made a motion to table the plan. Commissioner Rye seconded the motion. The motion passed unanimously (6-0).
- (5) 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 September 19, 2023.

- (c) Discussion: The Representative has resolved some issues regarding site accessibility and sanitary sewer. Municipal Improvement Agreements and Stormwater Agreements will be required. Landscaping plan is acceptable. Still waiting on comments from Fire Rescue.
- (d) Action on the Plan: Commissioner DeLeon made a motion conditionally approve the plan subject to the requirements and comments provided in the Hawk Valley Associate's September 19, 2023 review letter and completing the required Agreements. Commissioner DeCarlo seconded the motion. The motion passed unanimously (6-0).

**(6) 755 Hiesters Lane Minor Land Development Plan; Preliminary/Final Plan Review
PC 2023-109; 755 Hiesters Lane**

- (a) Application: The Applicant (Jose Brioso and Victor Ramos) 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 on September 20, 2023.
- (c) Discussion: Discussion regarding access to adjacent property; there is no easement for access. Main access is off of Hiesters Ln. Zoning permits for signage will be approved once the usage permit is approved; which is pending recording of Land Development Plan.
- (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 September 20, 2023 review letter. Commissioner Cinfici seconded the motion. The motion passed unanimously (6-0).

(7) Old Business, Project Updates and Pending Plans: Progress reports will be sent out.

(8) Active Plans Requesting Reaffirmation Approval - The following reaffirmations were considered as per the provisions established by the City of Reading and the PA Municipalities Planning Code:

- (a) **Lichty's Mennonite Church (PC 2023-101):** Commissioner Rye made a motion to accept the reaffirmation. Commissioner DeLeon seconded the motion. The motion passed unanimously (6-0). The new recording deadline for the plan is December 26, 2023.
- (b) **First Energy Stadium (PC 2022-115):** Commissioner DeCarlo made a motion to accept the reaffirmation. Commissioner Rye seconded the motion. The motion passed unanimously (6-0). The new recording deadline for the plan is December 26, 2023.
- (c) **GoggleWorks Annexation (PC 2023-104):** Commissioner Rye made a motion to accept the reaffirmation. Commissioner DeLeon seconded the motion. The motion passed unanimously (6-0). The new recording deadline for the plan is December 26, 2023.
- (d) **531 Upland Avenue Annexation (PC 2022-116):** Commissioner Rye made a motion to accept the reaffirmation. Commissioner DeCarlo seconded the motion. The motion passed unanimously (6-0). The new recording deadline for the plan is December 26, 2023.
- (e) **Albright Gingrich Library (PC 2022-128):** Commissioner DeCarlo made a motion to accept the reaffirmation. Commissioner DeLeon seconded the motion. The motion passed unanimously (6-0). The new recording deadline for the plan is December 26, 2023.

(9) Active Plans Requiring Time Extensions:

- (a) **Holy Trinity Church (PC 2022-118):** Commissioner Rye made a motion to grant the Time Extension. Commissioner DeCarlo seconded the motion. The motion passed unanimously (6-0). The new deadline is March 25, 2024
- (b) **Wawa #153 (PC 2023-103):** Commissioner DeLeon made a motion to grant the Time Extension. Commissioner Rye seconded the motion. The motion passed unanimously (6-0). The new deadline is January 23, 2024.

- (10) **Agenda Amendment:** Commissioner DeCarlo motioned to amend the agenda to add the reaffirmation of Bern Street Carwash and Bern Street Storage. Commissioner Rye seconded the motion. The motion passed unanimously (6-0)
- (11) **Reaffirmation of Bern Street Carwash Lot 1:** Commissioner Rye made a motion to accept the reaffirmation. Commissioner DeCarlo seconded the motion. The motion passed unanimously (6-0).
- (12) **Reaffirmation of Bern Street Storage Lot 2:** Commissioner DeCarlo made a motion to accept the reaffirmation. Commissioner DeLeon seconded the motion. The motion passed unanimously (6-0).
- (13) **Phase 2 Zoning and SALDO Amendments:** Revisions to be discussed during next workshop meeting. Meeting with the Reading Parking Authority for Part 16 amendments.
- (14) **Announcements, Reports and Other Planning Commission Business:** Blighted Properties did not have a quorum; an ordinance was introduced to reduce the number of board members from 7 to 5. Final inspection for Exeter Hall to be coordinated between HVA, PW, and the contractor.
- (15) **Approval of Planning Commission Meeting Minutes:** Comments on draft minutes from April-August meetings were not provided. No minutes were approved.
- (16) **Next Planning Commission Meetings:** Next month's Planning Commission Meetings will be held:
 - (a) Tuesday, October 17, 2023 at 6:00 pm (Workshop Meeting)
 - (b) Tuesday, October 24, 2023 at 6:00 pm (Regular Meeting)
- (17) **Adjournment:** Commissioner Rye made a motion to adjourn the meeting. Commissioner DeCarlo seconded the motion. The motion was approved unanimously (6-0).

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