

City of Reading Planning Commission Meeting
Meeting Minutes: February 12, 2022

PC Members Present

Wayne Bealer
Lee Olsen, AIA
Bob Conklin, AIA
Will Cinfici
Nelson DeLeon

Staff and Consultants Present

Jamal Abodalo, Director of Community Development Services
Jerome Skrincosky, AICP, HVA Planning and Zoning Consultant
Beth Kohl, Esquire, Legal Consultant
Shannon Calluri, Zoning Administrator

Others Present

Leopoldo Sanchez (Super Natural Produce III)
Michael Pilco, AIA (Super Natural Produce III)
Steven Custer (Super Natural Produce III)
Dan Laudenslayer, PLS (Super Natural Produce III)
Lucy Cortez (Community First Foundation)
Andrew Goltzman (Dream Ventures PA 1, LLC)
Mark Koch, Esquire (Dream Ventures PA 1, LLC)
Nate Rivera, Resident

- (1) Call Meeting to Order:** Chairman Bealer called the meeting to order at 10:01 am. This is a special meeting that was held at the Doubletree Hotel located at 701 Penn Street, Reading, PA. The special meeting was advertised and virtually broadcasted via a zoom link.
- (2) Acknowledgement of PC Members in Attendance:** All five (5) members of the Planning Commissioners attended this special meeting.
- (3) Super Natural Produce Annexation and Land Development Plan**
 - (a) Application: A Revised Preliminary Annexation and Land Development Plan was submitted for review. The Applicant (KBLJ, LLC) proposes to redevelop four (4) adjoining parcels of land located along the east side of North 4th Street, the south side of Elm Street and the west side of Madison Street. The Application included a revised plan set, truck turning templates, a stormwater management plan and other relative documents. An informal site meeting was held on February 1, 2022 to review issues associated with this redevelopment project.
 - (b) Correspondence: Hawk Valley Associates (HVA) issued a review letter on February 11, 2022. The Plan has also been reviewed by the Pennsylvania Department of Transportation, the Berks County Planning Commission and the Berks County Conservation District.
 - (c) Discussion: The Applicant will need to resolve all remaining issues that were presented within the HVA review letter including: the transportation and site accessibility improvements; truck turning movements; architectural renderings, floor plans and building elevations; pictures of similar projects; the stormwater management plan; the sanitary sewage planning

module; the annexation of the adjoining parcels; the municipal improvements agreement; final plan requirements; and other related issues.

- (d) Action: Commissioner Olsen made a motion to approve the Preliminary Plan subject to the Applicant resolving all issues contained within the HVA review letter as part of a Final Plan Application. Commissioner DeLeon seconded the motion. The vote on the motion was unanimously approved (5-0).

(4) Dream Ventures PA 1, LLC Sketch Plan Application

- (a) Application: A Sketch Plan Application has been submitted on behalf of the Applicant (Dream Ventures PA 1, LLC) for review. The Applicant proposes to redevelop a 3,100 square foot property and 4-story nonconforming building located at 100 South 4th Street utilizing the provisions for adaptive reuse within the R-3 Zoning District. Zoning relief was previously granted by the Zoning Hearing Board via ZHB Appeal 2021-40.
- (b) Correspondence: Hawk Valley Associates issued a review letter on February 11, 2022.
- (c) Discussion: The Applicant will need to address issues relating to: building code compliance; habitable space; off-street parking; sanitary sewage disposal; water supply; emergency response and site accessibility; curbs and sidewalks; landscaping; exterior lighting; permitting; floodplain; and other issues that were presented in the review letters. A meeting should be scheduled with the Building and Trades Department to review the architectural renderings, floor plans and building elevations. These issues should be considered and addressed in a formal Preliminary/Final Plan Application.
- (d) Action: No action was required for the Sketch Plan Application.

- (5) Adjournment:** Commissioner Olsen made a motion to adjourn the Planning Commission Meeting. Commissioner Conklin seconded the motion. The vote on the motion was unanimously approved (5-0). The February 12, 2022 Planning Commission Meeting concluded at 11:47 am

Respectfully submitted by Jerome Skrincosky, Planning and Zoning Consultant