

City of Reading Planning Commission Meeting
Meeting Minutes: March 22, 2022

PC Members Present

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

Staff and Consultants Present

Jerome Skrincosky, AICP, HVA Planning and Zoning Consultant
Tim Krall, PE, Public Works Department
Michelle Mayfield, Esquire, Legal Consultant
Shannon Calluri, Zoning Administrator
Emily Diaz-Melendez, Zoning Officer

Others Present

Michael Pilco, AIA (KBLJ; Super Natural Produce III)
Steven Custer (KBLJ; Super Natural Produce III)
Delmin Then (KBLJ; Super Natural Produce III)
Dan Laudenslayer, PLS (KBLJ; Super Natural Produce III)
Andrew Goltzman (Dream Ventures PA 1, LLC)
Mark Koch, Esquire (Dream Ventures PA 1, LLC)
Plato Marinakos (Dream Ventures PA 1, LLC)
Larry Grybosky (Villa Independence Cottages; Greenbriar)
Michael Hartman (Overlord Real Estate; 916 North 9th Street)
Joan London (Saldano Banquet Hall; 2040 Centre Avenue)
Kathy Saldano (Saldano Banquet Hall; 2040 Centre Avenue)
Martires Adames (Saldano Banquet Hall; 2040 Centre Avenue)

- (1) Call Meeting to Order:** Chairman Bealer called the meeting to order at 6:12 pm.
- (2) Acknowledgement of PC Members in Attendance and PC Meeting Agenda**
 - (a) Planning Commission Members: All Planning Commission Members were in attendance.
 - (b) Planning Commission Agenda: The Planning Commission was advised that the meeting agenda was posted in accordance with all prevailing requirements.
- (3) Super Natural Produce III Annexation and Land Development Plan; Final Plan Application**
 - (a) Application: The Applicant (KBLJ, LLC) has submitted a Final Plan Application for review and consideration. The project includes the redevelopment of the property/buildings located at the southeast corner of North 4th Street and Elm Street as a grocery store, 9 existing residential apartments, a parking garage and an annexation of several parcels as a consolidated deed.
 - (b) Correspondence: Hawk Valley Associates issued a review letter on March 16, 2022. The Plan was previously reviewed by other departments and agencies.

- (c) Discussion: The Applicant has resolved most of the comments issued within the Hawk Valley Associates letter. PennDOT will need to issue a Highway Occupancy Permit for the driveway modifications along North 4th Street. A Municipal Improvements Agreement and a Stormwater Management Maintenance Agreement shall be required.
- (d) Action: Commissioner Olsen made a motion to approve the Super Natural Produce III Final Plan Application, subject to the Applicant resolving all issues referenced within the review letter issued by Hawk Valley Associates, dated March 16, 2022. Commissioner DeLeon seconded the motion. The vote on the motion was unanimously approved (6-0).

(4) Dream Ventures (100 South 4th Street) Land Development Plan; Final Plan Application

- (a) Application: The Applicant (Dream Ventures PA I) proposes to redevelop a 3,100 square foot property and the existing 5-story nonconforming building located at 100 South 4th Street utilizing the provisions for adaptive reuse. Zoning relief was previously granted by the Zoning Hearing Board via Zoning Hearing Board Appeal 2021-40.
- (b) Correspondence: Hawk Valley Associates issued a review letter on March 18, 2022. The Berks County Planning Commission issued a review letter on March 21, 2022.
- (c) Discussion: The Applicant will need to resolve the remaining issues referenced within the review letters. The Planning Commission raise concerns with site accessibility, emergency access, curbs, sidewalks, driveway cuts, streetscape improvements, egress wells, sanitary sewage disposal service, water service and the ground level. These concerns will be resolved by the Building and Trades Department and the Fire and Rescue Department as part of the Building Permit. If necessary a Municipal Improvements Agreement should be required for the curb and sidewalk improvements.
- (d) Action: Commissioner Olsen made a motion to approve the Dream Ventures Final Plan Application, subject to the Applicant resolving all issues referenced within the review letter issued by Hawk Valley Associates as well as addressing all comments raised by the Planning Commission as part of the Building Permit Application. Commissioner Rye seconded the motion. The vote on the motion was unanimously approved (6-0).

(5) Villa Independence Cottages Land Development Plan; Preliminary Plan Application

- (a) Application: The Applicant (Evergreen Elder Care, Inc) has submitted a Preliminary Land Development Plan for review and consideration. This development is located on an 8.62 acre parcel of land, which is bounded by Orchard Road, Evergreen Road and Old Wyomissing Road. The site is currently utilized as a “nursing home” or “personal-care home”. The proposed use includes the addition of five (5) new cottages as an independent living option and other related site improvements.
- (b) Correspondence: Hawk Valley Associates issued a review letter on March 17, 2022. The Berks County Planning Commission has not issued a review letter at this time.
- (c) Discussion: The Planning Commission raised concerns with: land use compatibility; site accessibility; the width of the private road; on-street parking; future phases of the development; sanitary sewage disposal; stormwater management; architectural renderings, elevations and floor plans; and other related issues. The Applicant will schedule a meeting with representatives of the Public Works Department to discuss site improvements.
- (d) Action: Commissioner Rye made a motion to table action on the plan until the Berks County Planning Commission issues their review letter and that the Applicant considers the comments presented by the Planning Commission. Commissioner Conklin seconded the motion. The vote on the motion was unanimously approved (6-0).

- (6) Overlord Real Estate (916 North 9th Street) Land Development Plan; Final Plan Application**
- (a) Application: The Applicant (Overlord Realty) is seeking to redevelop a 3-story building located on an 8,630 square foot lot at 916 N. 9th Street. The Applicant shall apply adaptive reuse techniques that were approved via Zoning Hearing Board Appeal 2021-06, which permits the conversion of the building that will include 9 residential apartments and 14 off-street parking spaces.
 - (b) Correspondence: Hawk Valley Associates issued a review letter on March 9, 2022, which summarizes the previous comments issued by: the Berks County Planning Commission on July 6, 2021; the City of Reading Public Works Department on November 17, 2021; and the City of Reading Planning Office on November 22, 2021.
 - (c) Discussion: The Applicant has resolved all of the comments that were previously issued. The Planning Commission was informed that the site improvements would be limited to landscaping planter boxes and utility connections.
 - (d) Action: Commissioner Cinfici made a motion to approve the Final Plan Application, subject to the Applicant resolving all comments referenced within the review letter issued by Hawk Valley Associates as well as completing all site improvements (landscaping and utilities) prior to the issuance of a Use and Occupancy Permit by the Building and Trades Department. Commissioner Conklin seconded the motion. The vote on the motion was unanimously approved (6-0).
- (7) Saldano Banquet Hall (2040 Centre Avenue): Conditional Use Application 2022-01**
- (a) Application: The Applicant (Kathy Saldano and Martires Adames) have submitted Conditional Use Application 2022-01 in order to redevelop a property and building located at 2040 Centre Avenue to be utilized as a banquet hall within the M-C Zoning District.
 - (b) Correspondence: The Zoning Office has issued a draft Staff Report regarding Conditional Use Application 2022-01, which has been dated March 21, 2022.
 - (c) Discussion: Attorney Joan London provided a presentation regarding the proposed use of this property as a banquet hall containing 10 to 13 tables and/or 80 to 104 guests. The Planning Commission raised concerns with site accessibility as well as the amount of available parking (on-site and off-site) available at this location considering the existing site conditions and the proposed plans being developed by the Stadium Commission in conjunction with Reading Phillies at First Energy Stadium. Hawk Valley Associates shall prepare a letter to City Council outlining these concerns.
 - (d) Action: Commissioner Olsen made a motion to recommend approval of Conditional Use Application 2022-01 provided that the Applicant resolves all traffic, site accessibility and parking issues with the Stadium Commission and Reading Phillies. Commissioner DeLeon seconded the motion. The vote on the motion was unanimously approved (6-0).
- (8) Planning Commission Annual Report for 2021**
- (a) Preliminary Draft: Hawk Valley Associates has prepared and issued a preliminary draft of the Planning Commission Annual Report for 2021. This report is required pursuant to the provisions specified by Section 207 of the Pennsylvania Municipalities Planning Codes.
 - (b) Discussion: The Annual Report includes a summary of: the 18 plans approved by the Planning Commission; the status of 20 pending plans; the municipal ordinances and reports issued; and other projects and activities coordinated by the Planning Commission.
 - (c) Action: The Planning Commission shall provide final comments by April 19, 2022 so that Hawk Valley Associates can issue the final draft by April 25, 2022. The Planning Commission shall consider action on the Annual Report on April 26, 2022.

(9) SALDO Amendment: Sections 515-312(B) and 515-312(D)

- (a) Preliminary Draft: Hawk Valley Associates has prepared and issued a preliminary draft of Amendments to Sections 515-312(B) and 515-312(D) as well as supporting definitions for the Subdivision and Land Development Ordinance.
- (b) Discussion: The proposed amendments were necessary in order to provide clarification for plans classified as a “change of use” or “revised plan of record”, which may require a “minor land development plan”. Several scenarios were provided to the Planning Commission as examples on why the amendments are necessary.
- (c) Action: The Planning Commission instructed Hawk Valley Associates to meet with the Planning Commission Solicitor and the Zoning Administrator to develop a final draft that should be issued to the Berks County Planning Commission for review.

(10) Zoning Map Revision and Zoning Ordinance Amendment (Parking)

- (a) Zoning Map Revision: The Planning Commission was advised that City Council shall hold a public hearing to consider a Zoning Map Revision involving parcels of land owned by Albright College that were joined together as a common deed. The revision (M-C to R-3) will involve a 1.32 acre parcel of land (TPID 17531722195818), which is located along the west side of North 12th Street and south side of Bern Street. The Planning Commission has issued a favorable recommendation to the Planning Commission on January 25, 2022.
- (b) Zoning Text Revision: A text amendment involving parking requirements was issued to the Department of Community Development Services. The Planning and/or Zoning Offices will attempt to identify the origins of this zoning amendment. No action is required at this time.

(11) Old Business, Waiver Requests, Project Updates and Pending Plans

The following project updates were provided by Hawk Valley Associates:

- (a) Albright College Exeter Hall: The Final Annexation and Land Development Plan was approved by the Planning Commission on January 25, 2022, subject to conditions. The Municipal Improvements Application and Stormwater Management Maintenance Agreements were executed. All other conditions have been resolved. The Final Plans can be endorsed by the Planning Commission and released for recording.
- (b) Alvernia University Berkshire Building: The Zoning Hearing Board will render their decision regarding ZHB Appeal 2022-13 on April 13, 2022. If approved, Final Plan approval could be considered by the Planning Commission on April 26, 2022.
- (c) Reading Station Building D (Cube Smart) Final Plan: The Zoning Hearing Board will render their decision regarding ZHB Appeal 2022-12 on April 13, 2022. If approved, Final Plan approval could be considered by the Planning Commission on April 26, 2022.
- (d) MJ Reider Annexation and Land Development Plan Application: The Final Plan was reviewed by Hawk Valley Associates on March 4, 2022. Final Plan approval can be considered by the Planning Commission on April 26, 2022.
- (e) Iron Gate Land Development Plan Application: The Applicant will need to consider the recommendations that have been provided by the staff and consultants representing the City of Reading. Further discussion may be required for compliance.
- (f) Remcon Plastics Land Development Plan: The Final Plan has been approved by the Planning Commission in 2021. The Municipal Improvements Agreement and Stormwater Management Agreements are being finalized. Once endorsed, the Final Plan can be endorsed by the Planning Commission and released for recording.

- (g) Habitat for Humanity Subdivision and Land Development Plan: Resolution 57-2022 was approved by City Council. The Municipal Improvements Agreement and the Stormwater Management Agreements should be finalized and executed. Once endorsed, the Final Plan can be endorsed by the Planning Commission and released for recording.
- (h) Hope Rescue Mission Subdivision and Land Development Plan: The Final Plan should be revised to reflect all conditions of municipal approval. The Municipal Improvements Agreement and Stormwater Management Agreements are being finalized. Once endorsed, the Final Plan can be endorsed by the Planning Commission and released for recording.
- (i) Medical Arts Building Annexation Plan Application: The Applicant will be withdrawing the Land Development Plan and will finalize the Annexation Plan. This revised Plan should be resubmitted to the Berks County Planning Commission for review and consideration. The Annexation Plan shall be considered by the Planning Commission on April 26, 2022.
- (j) Scheibner Annexation Plan Application: The Final Plan was approved by the Planning Commission on February 22, 2022. The Planning Commission can endorse the Final Plan and release it for recording with the Berks County Recorder of Deeds.
- (k) Scott Street Subdivision Plan: Preliminary/Final Plan Application: The Plan was approved by the Planning Commission on February 22, 2022, subject to conditions.
- (l) O'Neill Storage Facility Land Development Plan Application: The Preliminary Plan was approved by the Planning Commission on January 25, 2022, subject to conditions.

(12) Projects Requiring Time Extensions as per the MPC

- (a) Elm Street Daycare Annexation and Land Development Plan: A 90 day time extension was granted on behalf of the Applicant. Commissioner Rye made a motion to accept the 90 day time extension. Commissioner Olsen seconded the motion. The vote on the motion was unanimously approved (6-0).
- (b) Prince and Princesses Daycare Annexation and Land Development Plan: A 90 day time extension was granted on behalf of the Applicant. Commissioner Conklin made a motion to accept the 90 day time extension. Commissioner Olsen seconded the motion. The vote on the motion was unanimously approved (6-0).
- (c) Iglesias Pentecostal Land Development Plan: A 90 day time extension was granted on behalf of the Applicant. Commissioner Olsen made a motion to accept the 90 day time extension. Commissioner Rye seconded the motion. The vote on the motion was unanimously approved (6-0).

(13) Announcements and Other Business

- (a) 810 Windsor Street: The Planning Commission Members will check the archive files to see if there are any historic documentations, pictures, plans or reports that could assist the Reading School District.
- (b) FTP Site: All future plans, reports and documents will be uploaded onto the FTP Site. The Planning Commission Members should be able to endorse documents via DocuSign.

(14) Approval of Planning Commission Meeting Minutes:

- (a) Meeting Minutes from PC Meeting on February 22, 2022: Commissioner DeLeon made a motion to approve the meeting minutes from February 22, 2022. Seconded by Commissioner Olsen. The motion was unanimously approved (6-0).

(15) Next Planning Commission Meetings:

- (a) PC Meetings: The Planning Commission determined that future meetings should be a hybrid approach that provides the option for attendance in person and via a zoom or telephone link. The location of the regular meeting will be coordinated with Linda Kelleher.
- (b) Next Regular Meeting: Tuesday, April 26, 2022 at 6:00 pm via zoom.

(16) Adjournment: Commissioner DeLeon made a motion to adjourn the Planning Commission Meeting. Commissioner Olsen seconded the motion. The vote on the motion was unanimously approved (6-0). The Planning Commission Meeting concluded at 8:26 pm.

Respectfully submitted by Jerome Skrincosky, Planning and Zoning Consultant