

City of Reading Planning Commission Meeting
Meeting Minutes: July 26, 2022

<p><u>PC Members Present</u> Chairman Wayne Bealer Vice Chairman Will Cinfici Commissioner Lee Olsen, AIA Commissioner Bob Conklin, AIA Commissioner Nelson DeLeon Commissioner Peter Nye</p>	<p><u>Staff and Consultants Present</u> Jerome Skrincosky, AICP, Planning Consultant Tim Krall, PE, Public Works Department Michelle Mayfield, Esquire, Legal Consultant Matthew Fessler, Esquire, Legal Consultant Thomas Neff, Zoning Administrator Emily Diaz-Melendez, Zoning Officer</p>
<p><u>Others Present</u> Karen Krater (PC Agenda 3) Mark Ponce (PC Agenda 4) Rob Hayne (PC Agenda 4) Gregg Bogia (PC Agenda 5, 8 and 9) Massimo Grande (PC Agenda 6) Craig Bonenberger (PC Agenda 6 and 13)</p>	

Michael Kissinger (PC Agenda 7)
Conner Henderson (PC Agenda 7)
Dan Laudenslayer (PC Agenda 10 and 12)
Marc Geddio (PC Agenda 11)
Larry Miller (PC Agenda 11)
Reporters: Channel 69 News and Reading Eagle

- (1) **Call Meeting to Order:** Chairman Bealer called the meeting to order at 6:08 pm.

- (2) **Acknowledgement of PC Members in Attendance and PC Meeting Agenda**
 - (a) Planning Commission Members in Attendance: Wayne Bealer; Will Cinfici; Lee Olsen; Bob Conklin; Nelson DeLeon; and Peter Rye.
 - (b) Zoning Administrator: Tom Neff was introduced as the new Zoning Administrator.
 - (c) Planning Commission Meeting Agenda: The Agenda was posted as per the provisions specified by the City of Reading.

- (3) **Kosmoski Subdivision Plan; Sketch Plan Application Review**
PC-2022-119-S; 719 Summit Avenue
 - (a) Application: The Applicant (John and Antoinette Kosmoski) has submitted a Sketch Plan Application for a two (2) lot residential subdivision. The 8,800 +/- square foot property is located at 613 Summit Avenue within the R-2 Zoning District. The Applicant is seeking to subdivide the lot with frontage along Summit Avenue and Ivy Street.
 - (b) Correspondence: Hawk Valley Associates issued a review letter on July 15, 2022.
 - (c) Discussion: The Applicant will need to resolve zoning conflict(s) that pertain to frontage along Ivy Street, which is classified as an alley and not a public road. Other issues include: utility connections for sanitary sewage disposal and water supply; stormwater management; and off-street parking.
 - (d) Action on the Plan: The Planning Commission took no action on the Sketch Plan. Zoning relief shall be required for this project.

- (4) **1849 Perkiomen Avenue Subdivision Plan; Preliminary/Final Plan Application Review**
PC-2022-117-PF; 1849 Perkiomen Avenue
 - (a) Application: The Applicant (Ponce's Home Investors) submitted a Preliminary/Final Plan for review. The development is a two (2) lot subdivision that will divide two (2) existing

nonconforming commercial uses (convenience store and 18 parking garages) located at 1849 Perkiomen Avenue within the R-3 Zoning District. Zoning relief was previously granted by the Zoning Hearing Board via ZHB Appeal 2022-22.

- (b) Correspondence: Hawk Valley Associates issued a review letter on July 16, 2022. The Berks County Planning Commission also issued a review on July 15, 2022.
- (c) Discussion: The Applicant in conjunction with the Public Works Department will need to resolve issues for site accessibility, stormwater management and utility services along an abandoned or vacated road segment along the east side of the property.
- (d) Action on the Plan: Commissioner Rye made a motion to table action on the plan until the site accessibility issues can be resolved. Commissioner Olsen seconded the motion. The vote on the motion was unanimously approved (6-0).

**(5) Holy Trinity Church of God Land Development Plan; Preliminary Plan Application Review
PC-2022-188-P; 1541 Montgomery Street**

- (a) Application: The Applicant (Holy Trinity Church of God) submitted a Preliminary Plan that involves a 6.40 acre property located at 1541 Montgomery Street in the R-3 District. The Applicant proposes to develop the site with a place of worship that will include: a sanctuary building that can accommodate 275 persons; an administrative center; an existing residential dwelling (rectory; an existing blacksmith shop; off-street parking area (89 parking spaces); a loading space; and other related uses and site improvements. The Applicant has received zoning relief (special exception and zoning variance) via ZHB Appeal 2021-39.
- (b) Correspondence: Hawk Valley Associates issued a review letter on July 18, 2022. The Berks County Planning Commission has issued their review on July 26, 2022.
- (c) Discussion: The Applicant should resolve the comments issued by Hawk Valley Associates, which include: zoning overlay compliance; site accessibility; street and utility rights-of-way; stormwater management; emergency management; utility services; and new street address.
- (d) Action on the Plan: Commissioner Olsen made a motion to approve the Preliminary Plan subject to the Applicant resolving all comments within the review letter issued by Hawk Valley Associates and the Berks County Planning Commission. Commissioner DeLeon seconded the motion. The vote on the motion was unanimously approved (6-0).

**(6) 531 Upland Avenue Annexation and Land Development Plan; Preliminary Plan Review
PC-2022-16-PF; 527, 529 and 531 Upland Avenue**

- (a) Application: The Applicant (American Developers and Investors) has submitted a Preliminary Plan for review. The development includes an annexation of existing parcels of land at 527, 529 and 531 Upland Avenue, the demolition of a one-family detached dwelling and the construction of a new low-rise apartment building containing six (6) residential units.
- (b) Correspondence: Hawk Valley Associates issued a review letter on July 18, 2022. The Berks County Planning Commission has not issued their review at this time.
- (c) Discussion: The Applicant should resolve the comments issued by Hawk Valley Associates, which include: zoning compliance, site accessibility; parking; stormwater management; sanitary sewage disposal; water supply; landscaping; and a new street address. A site review shall be scheduled to review the existing conditions of the alley along the rear of the property, which shall provide ingress and egress to nine (9) off-street parking spaces.
- (d) Action on the Plan: Commissioner DeLeon made a motion to table action on the plan since the review letter from the Berks County Planning Commission was not issued at this time and to provide the opportunity for a site review. Commissioner Rye seconded the motion. The vote on the motion was unanimously approved (6-0).

- (7) First Energy Stadium/Reading Phillies Expansion Project; Preliminary Plan Application
PC 2022-115-P; 1900-2000 Centre Avenue; Preliminary Plan Review**
- (a) Application: The Applicant (Reading Baseball, LP) submitted a Preliminary Plan for review that includes building and site improvements at First Energy Stadium, which is located on a 15.71 acre property at 1900-2000 Centre Avenue within the M-C Zoning District. The building improvements shall include a 14,220 square foot building addition at this site.
 - (b) Correspondence: Hawk Valley Associates issued an informal review on July 19, 2022.
 - (c) Discussion: The Applicant will need to resolve issues pertaining to: site accessibility; emergency management; stormwater management; sanitary sewage disposal; water supply; landscaping and lighting; site development and phasing options; pedestrian traffic safety; lease agreement stipulations (site improvements and maintenance); neighborhood compatibility; project schedule; permitting; and other issues. A technical meeting between representatives of the Applicant the City of Reading was also held on July 25, 2022 in order to resolve various planning, zoning and engineering comments that were issued by Hawk Valley Associates, the Zoning Office and the Public Works Department.
 - (d) Action on the Plan: Commissioner Cinfici made a motion to approve the Preliminary Plan subject to the Applicant resolving all comments within the review letter issued by Hawk Valley Associates and the Berks County Planning Commission. Commissioner Conklin seconded the motion. The vote on the motion was unanimously approved (6-0).
- (8) Bern Street Car Wash (Lot 1) Subdivision and Land Development Plan Application
PC 2022-104-F; 1725 North 5th Street; Revised Final Plan Review**
- (a) Application: The Applicant (Andrew Roland) submitted a Revised Final Plan for review. The development is a redevelopment project that will include a car wash to be contained on a 1.55 acre lot located at 1725 North 5th Street with access onto Bern Street.
 - (b) Correspondence: Hawk Valley Associates issued a review letter on July 20, 2022. The Plan was previously reviewed by other departments and agencies.
 - (c) Discussion: The Applicant will need to resolve the comments issued within the letter issued by Hawk Valley Associates and the Public Works Department.
 - (d) Action: Commissioner DeLeon made a motion to approve the Final Plan, subject to the Applicant resolving all comments issued by Hawk Valley Associates, which also includes: a Municipal Improvements Agreement; Stormwater Management Maintenance Agreement; the Highway Occupancy Permit issued by the Pennsylvania Department of Transportation; the approval of the Sanitary Sewage Facility Planning Modules by the Pennsylvania Department of Environmental Protection; and that all technical issues be resolved. Commissioner Rye seconded the motion. The vote on the motion was unanimously approved (6-0).
- (9) Bern Street Storage (Lot 2) Subdivision and Land Development Plan Application
PC 2022-105-F; 1704 North 6th Street; Revised Final Plan Review**
- (a) Application: The Applicant (Andrew Roland) submitted a Revised Final Plan for review. The development is a redevelopment project that will include a self-storage facility to be contained on a 2.37 acre lot located at 1704 North 6th Street with access onto Bern Street.
 - (b) Correspondence: Hawk Valley Associates issued a review letter on July 20, 2022. The Plan was previously reviewed by other departments and agencies.
 - (c) Discussion: The Applicant will need to resolve the comments issued within the letter issued by Hawk Valley Associates and the Public Works Department.

- (d) Action: Commissioner Conklin made a motion to approve the Final Plan, subject to the Applicant resolving all comments issued by Hawk Valley Associates, which also includes: a Municipal Improvements Agreement, Stormwater Management Maintenance Agreement; the Highway Occupancy Permit issued by the Pennsylvania Department of Transportation; the approval of the Sanitary Sewage Facility Planning Modules by the Pennsylvania Department of Environmental Protection; and that all technical issues be resolved. Commissioner Olsen seconded the motion. The vote on the motion was unanimously approved (6-0).

**(10) 322 Walnut Street Annexation and Land Development Plan;
PC-2022-120-PF; 322 Walnut Street; Preliminary/Final Plan Review**

- (a) Application: The Applicant (Ricard Carlos Quiala) submitted a Preliminary/Final Plan for the redevelopment and conversion of a commercial property into four (4) residential apartment units on two (2) properties located at 322 Walnut Street and 144 Rose Street, which is in the R-3 Zoning District. The Applicant has obtained zoning relief (special exception and zoning variances) as part of an Adaptive Reuse Application via ZHB Appeal 2022-10.
- (b) Correspondence: Hawk Valley Associates issued a review letter on July 20, 2022. The Berks County Planning Commission has not issued their review at this time.
- (c) Discussion: The Applicant will need to resolve issues that include: site accessibility along Rose Street curbs, sidewalks and driveways; parking; lot consolidation; building code compliance; architectural renderings and building elevations; sanitary sewage disposal; water supply; stormwater management; and other comments issued within the review letter by Hawk Valley Associates and the Public Works Department.
- (d) Action on the Plan: Commissioner Olsen made a motion to table action on the plan since the review letter from the Berks County Planning Commission was not issued at this time. Commissioner DeLeon seconded the motion. The vote on the motion was unanimously approved (6-0). Commissioner Olsen abstained from voting on this motion.

**(11) Iron Gate Land Development Plan Application
PC 2021-119-P; 228 Moss Street; Revised Preliminary Plan Review**

- (a) Application: The Applicant (Ingenious Consulting Services and Iron Gate Builders) submitted a Revised Preliminary Plan Application for review. The development is a redevelopment project that will include a self-storage facility on a 10,378 square foot property at 228 Moss Street. The Applicant has received zoning relief for this project via ZHB Appeal 2020-21.
- (b) Correspondence: Hawk Valley Associates issued a review letter on July 21, 2022.
- (c) Discussion: The Applicant has attempted to resolve the comments that were previously issued on January 21, 2022 as well as the comments that were presented at the Planning Commission Meeting held on June 28, 2022. The remaining issues include: truck size limits; site accessibility; traffic control signs; lease agreements; stormwater management; sanitary sewage disposal narrative; and other issues in the review letter.
- (d) Action: Commissioner Olsen made a motion to approve the Preliminary Plan Application subject to the conditions outlined within the review letter issued by Hawk Valley Associates on July 21, 2022. Commissioner DeLeon Cinfici seconded the motion. The vote on the motion was unanimously approved (5-0).

**(12) Fisher Annexation Plan (Riverdale Parcels 547-557)
PC 2022-113-PF; 2161 Downing Street; Preliminary/Final Plan Review**

- (a) Application: The Applicant (Scott Fisher) submitted a Preliminary/Final Plan for review. The purpose of the plan is to annex or consolidate deeds as part of 2162 Downing Street.

- (b) Correspondence: Hawk Valley Associates issued a review letter on June 21, 2022. The Berks County Planning Commission has not issued their review at this time.
- (c) Discussion: The Applicant should resolve the comments issued by Hawk Valley Associates. The street address will need to be confirmed with Public Works Department. The Berks County Planning Commission will also need to issue their review letter.
- (d) Action on the Plan: Commissioner Olsen made a motion to table action on the plan until the review from the Berks County Planning Commission has not been received. Commissioner Conklin seconded the motion. The vote on the motion was unanimously approved (6-0).

**(13) 615-619 Walnut Street Annexation and Land Development Plan Application
PC 2022-111-PF; 615, 617 and 619 Walnut Street; Preliminary/Final Plan Review**

- (a) Application: The Applicant (Berks County Nonprofit Development) has submitted a Preliminary/Final Plan for review. The development includes an annexation of existing lots at 615, 617 and 619 Walnut Street and by applying adaptive reuse requirements for the building to provide 12 residential apartment units for homeless veterans and a designated office on the first floor of the consolidated building.
- (b) Correspondence: Hawk Valley Associates issued a review letter on June 22, 2022. The Berks County Planning Commission has not issued their review at this time.
- (c) Recusal: Commissioner Olsen did not participate in the review, discussion and/or taking any action on this plan since he is providing professional services to the Applicant.
- (d) Discussion: The Applicant should resolve the comments issued within the review letter issued by Hawk Valley Associates and the Public Works Department.
- (e) Action on the Plan: Commissioner DeLeon made a motion to table action on the plan until the review from the Berks County Planning Commission has been received. Commissioner Cinfici seconded the motion. The vote on the motion was unanimously approved (5-0-1). Commissioner Olsen abstained from voting on this motion.

(14) Municipal Ordinances and PC Report

- (a) SALDO Amendment to Section 515-312(B) and 515-312(D): The draft amendments were last revised and issued on May 18, 2022. The draft amendments have been reviewed by the Planning Commission Solicitor and modifications are being considered in order to reflect zoning compliance, site plans, minor land development plans, internal subdivision of a building and other requirements. Hawk Valley Associates will prepare and issue a revised draft for further review and consideration.
- (b) Improvements Agreements: The Planning Commission Solicitor in conjunction with Hawk Valley Associates and the Department of Community Development Services are considering options for simplified improvements agreement.
- (c) Planning Commission Annual Report for 2021: The report was finalized on April 21, 2022 and approved by the Planning Commission on April 26, 2022. The Planning Commission Chairman shall present the report to City Council.

(15) Old Business, Project Updates and Pending Plans: A Supplemental Report that includes the status of all other active projects has been prepared by Hawk Valley Associates and attached as part of the Planning Commission Meeting Agenda and these Meeting Minutes.

(16) Active Plans Requiring Time Extensions: There were no active plans that required a time extension for review as per the provisions specified by the City of Reading and PAMPC.

(17) Announcements and Other PC Business

- (a) Greenhouse Community Building: The monthly meeting will be on July 27, 2022.
- (b) Signs and Flashing Lights: The Planning Commission has reported issues with traffic control signs that should be evaluated by the Public Works Department.
- (c) Workshop Meeting: The Planning Commission Workshop Meetings shall be advertised and scheduled on the 3rd Tuesday of each month in order to consider informal review of plans and projects that do not require formal action.

(18) Approval of Planning Commission Meeting Minutes from June 28, 2022: A motion was made by Commissioner Olsen to approve the Planning Commission Meeting Minutes with minor edits and corrections. Commissioner DeLeon seconded the motion. The vote on the motion was unanimously approved by the Planning Commission (6-0).

(19) Next Planning Commission Meetings: Tuesday, August 16, 2022 at 6:00 pm (Workshop Meeting) and Tuesday, August 23, 2022 (Regular Meeting).

(20) Adjournment: Commissioner Rye made a motion to adjourn the July 26, 2022 Planning Commission Meeting. Commissioner DeLeon seconded the motion. The vote on the motion was unanimously approved (6-0). The meeting concluded at 9:07 pm.

Respectfully submitted by Jerome Skrincosky, Planning and Zoning Consultant

Planning Commission Supplemental Report: July 26, 2022
Old Business, Project Updates and Pending Plans
PC Meeting Agenda Item 15: Projects Not Requiring Action

The following is a status report of projects that have been approved, active or pending:

- (1) Alvernia Berkshire Building; Final Land Development Plan: The Planning Commission approved the Final Plan on April 26, 2022, subject to conditions issued on April 15, 2022. The Applicant will need to resolve the sewage facility planning requirements. The Final Plan can be endorsed by the Planning Commission and released for recording once all issues have been resolved.
- (2) Auto Repair Center at 600 South 9th Street Land Development Plan: The Planning Commission approved the Final Plan on May 24, 2022, subject to conditions. Hawk Valley Associates issued a follow-up review on June 17, 2022. A municipal improvements agreement may be required by the Public Works Department. Once these issues are resolved, the plan can be endorsed by the Planning Commission and released for recording.
- (3) Dream Ventures (100 South 4th Street) Final Land Development Plan: The Planning Commission approved the Final Plan on March 22, 2022, subject to conditions. The Applicant will need to resolve the sewage facility planning requirements with the departments and agencies with jurisdiction. The Final Plan can be endorsed by the Planning Commission once the conditions of approval have been resolved by the Applicant.
- (4) Elm Street Daycare: Final Annexation and Land Development Plan: The Planning Commission approved the Final Plan on April 26, 2022, subject to conditions. The Applicant has resolved the sewage facility planning requirements with the departments and agencies with jurisdiction. An improvements agreement shall be required by the Public Works Department. The Final Plan can be endorsed by the Planning Commission and released for recording once all issues have been resolved. A follow-up review was issued by Hawk Valley Associates on May 16, 2022.
- (5) Habitat for Humanity Miltimore Development Project: The Planning Commission reaffirmed approval of the Final Plan on February 22, 2022. Resolution 57-2022 was approved by City Council. The Final Plan and the corresponding agreements have been endorsed by the Planning Commission and released for recording. Construction activities have commenced on this project. Construction activities have commenced for this revitalization and redevelopment project.
- (6) Hope Rescue Mission: Final Land Development Plan: The Planning Commission reaffirmed final approval on April 26, 2022, subject to the applicant resolving all issues. The municipal improvements agreement and the stormwater management agreements need to be executed. Once endorsed, the Final Plan can be endorsed by the Planning Commission and released for recording. A follow-up review was issued by Hawk Valley Associates on May 17, 2022.
- (7) Iglesias Pentecostal; Preliminary Final Land Development Plan: The Applicant has submitted a Preliminary Land Development Plan for review and consideration. The Applicant will need to resolve several issues that have been included as part of the review letter issued for this plan. A time extension for the review of this plan has been granted through August 30, 2022.
- (8) Iron Gate Land Development Plan Application: The Applicant has submitted a Preliminary Land Development Plan for review and consideration. The Applicant will need to resolve several issues that have been included as part of the review letter issued for this plan. Correspondence has been exchanged between the City of Reading and the Applicant. A time extension for the review of this plan has been granted through July 30, 2022.

- (9) Jan and Wil Properties Land Development Plan: The Planning Commission approved the Final Plan on May 24, 2022, subject to conditions. Hawk Valley Associates issued a follow-up review on June 17, 2022. A municipal improvements agreement may be required by the Public Works Department. Once these issues have been resolved, the approved plan can be endorsed by the Planning Commission and released for recording.
- (10) MJ Reider; Final Annexation and Land Development Plan: The Planning Commission approved the Final Plan on April 26, 2022, subject to the applicant resolving all issues. The improvements agreement needs to be finalized and executed. Once endorsed, the Final Plan can be endorsed by the Planning Commission and released for recording.
- (11) Medical Arts Annexation Plan: The Planning Commission approved the Preliminary/Final Plan on May 24, 2022, subject to the applicant resolving all issues. There are no improvements for this project. Once endorsed, the Final Plan can be endorsed by the Planning Commission and released for recording.
- (12) Medical Arts Building Land Development Plan Application: The Planning Commission has determined that code compliance issues will need to be addressed in order to consider the proposed building addition for this redevelopment and adaptive reuse project. A time extension was granted by the Applicant through August 31, 2022.
- (13) Overlord Realty (916 N. 9th Street) Land Development Plan: The Planning Commission approved the Final Plan on March 22, 2022. All remaining issues for municipal approval have been resolved and there are no municipal improvements for this development. The Final Plan has been endorsed by the Planning Commission and released for recording.
- (14) Prince and Princesses Daycare; Final Annexation and Land Development Plan: The Planning Commission approved the Final Plan on April 26, 2022, subject to conditions. The Applicant has resolved the sewage facility planning requirements with the departments and agencies with jurisdiction. An improvements agreement shall be required. A follow-up review was issued by Hawk Valley Associates on May 17, 2022. The Final Plan can be endorsed by the Planning Commission and released for recording once all issues have been resolved.
- (15) Reading Station Building II Land Development Plan: The Planning Commission approved the Land Development Plan for Building II (GoPuff and 3-Rivers) on December 21, 2021, subject to conditions that included the requirements for a municipal improvements agreement, blanket easement agreement and sanitary sewer planning module. The Final Plan can be endorsed by the Planning Commission and released for recording once all issues have been resolved.
- (16) Reading Station Building D; Final Subdivision Plan: The Planning Commission approved the Final Plan on April 26, 2022, subject to conditions. An improvements agreement is required. The Applicant will need to resolve all issues before the plan can be endorsed and recorded.
- (17) Remcon Plastics Land Development Plan: The Planning Commission approval of the Final Plan on February 22, 2022. The municipal improvements agreement and stormwater management agreement were endorsed. The Final Plan can be endorsed by the Planning Commission and released for recording. Reaffirmation of approval of this plan may be required.
- (18) Saldano Banquet Hall Conditional Use Application 2022-01; 2040 Centre Avenue: City Council approved Conditional Use Application 2022-01 via Resolution 98-2022 on May 23, 2022, subject to conditions that will need to be resolved by the Applicant. A Minor Land Development Plan shall be required for this project.
- (19) Scheidner Annexation Plan: The Preliminary/Final Plan was approved by the Planning Commission on March 22, 2022. The Applicant has recorded the approved plan.

- (20) Scott Street Subdivision; Final Subdivision Plan: The Planning Commission approved the Final Plan on April 26, 2022, subject to conditions. The Applicant submitted a revised plan. A review was issued by Hawk Valley Associates on June 17, 2022. An improvements agreement and stormwater management agreement shall be required. The Final Plan can be endorsed by the Planning Commission and released for recording once all issues have been resolved.
- (21) Super Natural Produce III Annexation and Land Development Plan: The Planning Commission approved the Final Plan on March 22, 2022, subject to conditions. The Applicant will need to obtain the HOP from PennDOT and the sewage planning requirements will need to be completed. A municipal improvements agreement and stormwater management agreement shall also be required. The Final Plan can be endorsed by the Planning Commission and released for recording once all of these issues have been resolved.
- (22) Villa Independent Cottages Preliminary Land Development Plan: The Preliminary Plan was reviewed by Hawk Valley Associates on March 17, 2022. A time extension was granted for the review of this project through August 24, 2022.
- (23) 35 North 6th Street Land Development Plan Application: The Planning Commission approved the Preliminary/Final Plan on June 28, 2022, subject to the Applicant resolving all issues contained with the review letter issued by Hawk Valley Associates on June 20, 2022. The development is an adaptive reuse and redevelopment project that includes an existing 5-story building located at 35 North 6th Street, which shall include: a commercial food court on the first floor; professional offices on the second floor; and residential (39 apartment units) uses on the upper floors. There are no improvements for this project. Once all issues have been resolved, the approved plan can be endorsed by the Planning Commission and released for recording.
- (24) 532-534 Minor Street Annexation and Land Development Plan: The Planning Commission approved the Preliminary/Final Plan on June 28, 2022, subject to the comments issued by Hawk Valley Associates on June 20, 2022. An improvements agreement may be required for the curb, sidewalk and driveway apron improvements. Once all issues have been resolved, the approved plan can be endorsed by the Planning Commission and released for recording.
- (25) Conditional Use Application 2022-03: The Applicant (Reading Historic Properties, LP) submitted Conditional Use Application 2022-03 in order to permit a banquet hall at 46 South 5th Street. The Elks Club Building is an abandon commercial 3-story building that includes 27,000 +/- square feet. The Applicant has indicated that the building will be utilized and occupied in a similar fashion as the Abraham Lincoln Building located at North 5th Street and Washington Street. City Council has scheduled the public hearing on July 28, 2022 .
- (26) Reading School District Land Development Plan: The Applicant (Reading School District) submitted a Sketch Plan for informal review and discussion. The Applicant is proposing a new school containing 95,188 square feet on a 2.42 acre site located at 801 North 9th Street. The Applicant will be required to submit a Preliminary Plan Application.
- (27) 527-529 Court Street (Baer Building) Land Development Plan. The Applicant submitted a Sketch Plan for informal review and discussion. The Applicant is proposing a redevelopment project that will involve the conversion of commercial offices to 36 residential apartments.
- (28) ZHB Applications: The Planning Commission has been advised of the pending applications that will be considered by the Zoning Hearing Board. The notifications have been provided to the Planning Commission for background information on future planning applications.

Respectfully submitted by Jerome Skrincosky, Planning and Zoning Consultant