

**City of Reading Planning Commission Meeting**  
**Meeting Minutes: August 23, 2022**

<p><b><u>PC Members Present</u></b>  Chairman Wayne Bealer  Vice Chairman Will Cinfici  Commissioner Nelson DeLeon  Commissioner Peter Nye</p>	<p><b><u>Staff and Consultants Present</u></b>  Jerome Skrincosky, AICP, Planning Consultant  Tim Krall, PE, Public Works Department  Michelle Mayfield, Esquire, Legal Consultant  Emily Diaz-Melendez, Zoning Officer</p>
<p><b><u>Others Present</u></b>  Scott Hunsicker (PC Agenda 3)  Conner Henderson (PC Agenda 3)  Dan Laudenslayer (PC Agenda 4, 5, 6, 14 and 18)  Evelyn Oviedo (PC Agenda 5)</p>	
<p>Craig Bonenberger (PC Agenda 7 and 8)  Joshua Lewis (PC Agenda 8)  Mark Ponce (PC Agenda 9)  Kathy Tufts (PC Agenda 18)  Reporters: Channel 69 News and Reading Eagle</p>	

- (1) **Call Meeting to Order:** Chairman Bealer called the meeting to order at 6:03 pm.
  
- (2) **Acknowledgement of PC Members in Attendance and PC Meeting Agenda**
  - (a) Planning Commission Members in Attendance: Wayne Bealer; Will Cinfici; Nelson DeLeon; and Peter Rye.
  - (b) Planning Commission Meeting Agenda: The Agenda was posted as per the provisions specified by the City of Reading.
  
- (3) **First Energy Stadium/Reading Phillies Expansion Project; Final Plan Application; PC 2022-115-F; 1900-2000 Centre Avenue; Final Plan Review**
  - (a) Application: The Applicant (Reading Baseball, LP) submitted a Final Plan Application 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 August 17, 2022.
  - (c) Discussion: The Applicant will need to resolve issues pertaining to: site accessibility; emergency response; stormwater management; landscaping and lighting; site development and phasing options; lease agreement stipulations (site improvements and maintenance); project schedule; permitting; and other issues. A municipal improvements agreement and a stormwater management maintenance agreement shall be required for this project.
  - (d) Action on the Plan: Commissioner Rye made a motion to approve the Final Plan subject to the Applicant resolving all comments issued by Hawk Valley Associates. Commissioner DeLeon seconded the motion. The vote on the motion was unanimously approved (4-0).
  
- (4) **6<sup>th</sup> and Spring Street Parking Lot Land Development Plan; PC-2022-108-PF; 6<sup>th</sup> and Spring Streets; Revised Preliminary/Final Plan Review**
  - (a) Application: The Applicant (Reyes and Nazarena) submitted a Revised Preliminary/Final Plan for review. The development includes an improved off-site surface parking area that will include 25 spaces located along the east side of North 6<sup>th</sup> Street and north side of Spring Street. Zoning relief was previously granted by the Zoning Hearing Board.
  - (b) Correspondence: Hawk Valley Associates issued a review letter on August 18, 2022.

- (c) Discussion: The Applicant will need to resolve issues regarding site accessibility, stormwater management, curbs, sidewalks and the comments presented by Hawk Valley Associates and the Public Works Department. PennDOT will be conducting improvements in 2023 that will resolve some issues within the right-of-way. A municipal improvements agreement and a stormwater management maintenance agreement shall be required for this project.
- (d) Action on the Plan: Commissioner Rye made a motion to approve the Preliminary/Final Plan subject to the Applicant resolving all comments issued by Hawk Valley Associates and the Public Works Department. Commissioner Cinfici seconded the motion. The vote on the motion was unanimously approved (4-0).

**(5) 322 Walnut Street Annexation and Land Development Plan;  
PC-2022-120-PF; 322 Walnut Street; Revised Preliminary/Final Plan Review**

- (a) Application: The Applicant (Ricard Carlos Quiala) submitted a Revised 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 as part of an Adaptive Reuse Application via ZHB Appeal 2022-10.
- (b) Correspondence: Hawk Valley Associates issued a review letter on August 18, 2022. The Berks County Planning Commission has also issued their comments on August 4, 2022.
- (c) Discussion: The Applicant will need to resolve issues that include: site accessibility; parking; lot consolidation; building code compliance; sanitary sewage disposal; and other comments issued by Hawk Valley Associates and the Public Works Department. The required site improvements shall be completed prior to the issuance of a Use and Occupancy Permit.
- (d) Action on the Plan: Commissioner DeLeon made a motion to approve the Preliminary/Final Plan subject to the comments issued by Hawk Valley Associates. Commissioner Rye seconded the motion. The vote on the motion was unanimously approved (4-0).

**(6) 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 issued their review on June 13, 2022.
- (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.
- (d) Action on the Plan: Commissioner Rye made a motion to approve the Preliminary/Final Plan subject to the comments issued by Hawk Valley Associates. Commissioner DeLeon seconded the motion. The vote on the motion was unanimously approved (4-0).

**(7) 531 Upland Avenue Annexation and Land Development Plan;  
PC-2022-16-PF; 527, 529 and 531 Upland Avenue; Preliminary Plan Review**

- (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 issued their review letter on August 4, 2022.

- (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 was held on August 28, 2022 to evaluate the property in further detail. The Applicant should utilize the rear alley for site accessibility and off-street parking.
- (d) Time Extension: The Applicant has granted a time extension through November 30, 2022. Commissioner Bealer made a motion to accept the time extension. Commissioner Rye seconded the motion. The vote on the motion was unanimously approved (4-0).
- (e) Action on the Plan: The Applicant shall submit a revised plan to resolve the remaining comments. No further action was required for this project.

**(8) 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 issued their review on June 6, 2022.
- (c) Discussion: The Applicant should resolve the comments issued within the review letter issued by Hawk Valley Associates and the Public Works Department. All comments should be resolved prior to the plan being released for recording. There are no municipal site improvements for this development.
- (d) Action on the Plan: Commissioner Cinfici made a motion to approve the Preliminary/Final Plan subject to the comments issued by Hawk Valley Associates. Commissioner Bealer seconded the motion. The vote on the motion was unanimously approved (4-0).

**(9) 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 have resolved most of the issues for site accessibility, stormwater management and utility services along an abandoned or vacated road segment along the east side of the property. A revised plan will be submitted for review and consideration.
- (d) Time Extension: The Applicant has granted a time extension through September 30, 2022. Commissioner Rye made a motion to accept the time extension. Commissioner Cinfici seconded the motion. The vote on the motion was unanimously approved (4-0)
- (e) Action on the Plan: Commissioner Rye made a motion to table action on the plan until the remaining issues have been resolved. Commissioner Bealer seconded the motion. The vote on the motion was unanimously approved (4-0).

- (10) Hope Rescue Mission Subdivision and Land Development Plan  
PC-2019-113-F; 645 North 6<sup>th</sup> Street; Reaffirmation of Approval**
- (a) Application: 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.
  - (b) Correspondence: A review was issued by Hawk Valley Associates on May 17, 2022.
  - (c) Reaffirmation: The Applicant has submitted a request to reaffirm approval of the plan since the 90 day time period has expired for recording the previously approved plan. Commissioner Rye has made a motion to reaffirm approval of the plan. Commissioner Cinfici seconded the motion. The vote on the motion was unanimously approved (4-0).
- (11) Meeting Agenda Modification:** The Planning Commission was advised that the reaffirmation of approval would be required for Reading Station Building D (Cubalmart) Subdivision Plan and for the O'Neill Storage Land Development Plan. As a result, the Planning Commission amended the agenda to include these projects. Commissioner Cinfici made a motion to amend the Planning Commission Meeting Agenda with the inclusion of the Reading Station Building D (Cubalmart) Subdivision Plan and the O'Neill Storage Land Development Plan. Commissioner Rye seconded the motion. The vote on the motion was unanimously approved (4-0).
- (12) Reading Station Building D (Cubalmart) Subdivision Plan  
PC-2021-121-PF; 600 Spring Street; Reaffirmation of Approval**
- (a) Application: The Planning Commission approved the Final Plan on April 26, 2022, subject to conditions. A Municipal Improvements Agreement shall be required for this project. The Applicant will need to resolve all issues before the plan can be endorsed and recorded.
  - (b) Correspondence: A review was issued by Hawk Valley Associates on April 15, 2022.
  - (c) Reaffirmation: The Applicant has submitted a request to reaffirm approval of the plan since the 90 day time period has expired for recording the previously approved plan. Commissioner DeLeon made a motion to reaffirm approval of the plan. Commissioner Rye seconded the motion. The vote on the motion was unanimously approved (4-0).
- (13) O'Neill Storage Facility Land Development Plan  
PC-2021-121-PF; 600 Spring Street; Reaffirmation of Approval**
- (a) Application: The Planning Commission approved the Final Plan on May 24, 2022, subject to conditions. A Municipal Improvements Agreement and a Stormwater Management Maintenance Agreement shall be required for this project. The Applicant will need to resolve all issues before the plan can be endorsed and recorded.
  - (b) Correspondence: A review was issued by Hawk Valley Associates on June 22, 2022.
  - (c) Reaffirmation: The Applicant has submitted a request to reaffirm approval of the plan since the 90 day time period has expired for recording the previously approved plan. Commissioner Cinfici made a motion to reaffirm approval of the plan. Commissioner DeLeon seconded the motion. The vote on the motion was unanimously approved (4-0).
- (14) Jan and Wil Land Development Plan;  
PC 2020-110-PF; 810 Windsor Street; Reaffirmation of Approval**
- (a) Meeting Agenda Modification: The Planning Commission received a request for the reaffirmation of approval for the Jan and Wil Land Development Plan. Commissioner Rye made a motion to amend the Planning Commission Meeting Agenda with the inclusion of the

Jan and Will Land Development Plan. Commissioner DeLeon seconded the motion. The vote on the motion was unanimously approved (4-0).

- (b) Application: The development involves eight (8) residential apartment units that shall be converted and contained on three (3) floors plus one (1) commercial use to be contained on the first floor or street level. The Planning Commission initially approved the Final Plan on May 25, 2021 and reaffirmed approval on May 24, 2022, subject to conditions.
- (c) Correspondence: Hawk Valley Associates issued a follow-up review on May 16, 2022. The required site improvement and stormwater management agreement can be completed by the Applicant prior to the issuance of a Use and Occupancy Permit.
- (d) Reaffirmation: The Applicant has submitted a request to reaffirm approval of the plan since the 90 day time period has expired for recording the previously approved plan. Commissioner Bealer made a motion to reaffirm approval of the plan. Commissioner DeLeon seconded the motion. The vote on the motion was unanimously approved (4-0).

**(15) Planning Commission Workshop Meeting on August 16, 2022**

- (a) GoogleWorks Art Park Sketch Plan: The Planning Commission informally reviewed a conceptual plan for a neighborhood arts and entertainment project located on the north side of Washington Street, between North 2<sup>nd</sup> Street and North 3<sup>rd</sup> Street. A cursory review of the Sketch Plan was issued by Hawk Valley Associates on August 15, 2022. The Planning Commission did not take any action on this plan.
- (b) Dream Ventures 601 Penn Street Sketch Plan: The Planning Commission informally reviewed a conceptual plan for the revitalization and/or conversion of an existing commercial building to a mixed-use development concept plan with commercial, institutional and residential uses. A cursory review of the Sketch Plan was issued by Hawk Valley Associates on August 16, 2022. The Planning Commission did not take any action on this plan.

**(16) PC Activities, Municipal Ordinances and Reports**

- (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 coordinate efforts with the Planning and Zoning Offices to 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 on September 12, 2022.
- (d) Planning Commission Activities and Initiatives: The Planning Commission would like the opportunity to be more involved with the master plans and/or long-range planning efforts that are being considered by the City of Reading. The Planning Commission would like to utilize the Workshop Meetings to participate and/or consider future plans.

- (17) 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.

- (18) Active Plans Requiring Time Extensions:** The following time extensions were considered as per the provisions established by the City of Reading and the PA Municipalities Planning Code:
- (a) Medical Arts Land Development Plan: The Applicant (Shuman Development Group) has granted a time extension until December 31, 2022. Commissioner Rye made a motion to accept the time extension. Commissioner DeLeon seconded the motion. The vote on the motion was unanimously approved (4-0).
  - (b) Iglesias Pentecostal Movimiento De Fe Land Development Plan: The Applicant has granted a time extension until November 30, 2022. Commissioner Cinfici made a motion to accept the time extension. Commissioner DeLeon seconded the motion. The vote on the motion was unanimously approved (4-0).
  - (c) Villa Independence Cottages Land Development Plan: The Applicant has granted a time extension until November 23, 2022. Commissioner DeLeon made a motion to accept the time extension. Commissioner Cinfici seconded the motion. The vote on the motion was unanimously approved (4-0).
  - (d) 531 Upland Avenue Annexation and Land Development Plan: Refer to Item 7(d) of these Meeting Minutes
  - (e) 1849 Perkiomen Avenue Subdivision Plan: Refer to Item 9(d) of these Meeting Minutes.
- (19) Announcements and Other PC Business**
- (a) Berkshire Building Land Development Plan: The Planning Commission approved the Final Plan on April 26, 2022, subject to conditions issued on April 15, 2022. The Final Plan was recorded by the Berks County Recorder of Deeds without Planning Commission signatures. Commissioner Cinfici made a motion to authorize the Planning Commission Solicitor to verify if the plan was recorded without signatures and how the matter can be resolved. Commissioner Bealer seconded the motion. The vote on the motion was approved (4-0).
  - (b) Greenhouse Community Building: The monthly meeting will be on August 24, 2022.
  - (c) Blighted Properties: A certification hearing was held to evaluate and certify properties that are classified as blighted properties.
- (20) Approval of Planning Commission Meeting Minutes from July 26, 2022:** A motion was made by Commissioner Cinfici to approve the Planning Commission Meeting Minutes with minor edits and corrections. Commissioner Rye seconded the motion. The vote on the motion was unanimously approved by the Planning Commission (4-0).
- (21) Next Planning Commission Meetings:** Tuesday, September 20, 2022 at 6:00 pm (Workshop Meeting) and Tuesday, September 27, 2022 (Regular Meeting).
- (22) Adjournment:** Commissioner Rye made a motion to adjourn the August 23, 2022 Planning Commission Meeting. Commissioner DeLeon seconded the motion. The vote on the motion was unanimously approved (4-0). The meeting concluded at 8:03 pm.

*Respectfully submitted by Jerome Skrincosky, Planning and Zoning Consultant*

**Planning Commission Supplemental Report: August 23, 2022**  
**Old Business, Project Updates and Pending Plans**  
**PC Meeting Agenda Item 17: 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 9<sup>th</sup> 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 4<sup>th</sup> 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. 9<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> 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 9<sup>th</sup> 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*