



City of Reading, Berks County, Pennsylvania

Planning Commission Annual Report for 2023

To: City of Reading Mayor Eddie Moran
City of Reading Council Members

From: City of Reading Planning Commission
Jamal Abodalo, Director of Community Development Services
Simon Wangolo, Planning Manager
Jerome Skrincosky, AICP, Planning and Zoning Consultant

Subject: Planning Commission Annual Report for 2023

Date: April 30, 2024

Pursuant to the provision specified by Section 207 of the Pennsylvania Municipalities Planning Code, the City of Reading Planning Commission (Planning Commission) has prepared an Annual Report in order to summarize its activities during the 2023 calendar year. This Annual Report has been reviewed and approved by the Planning Commission on April 30, 2024.

Section A: Planning Commission Members (2023)

Wayne Bealer, Chairman; Term Expires April 1, 2026
William Cinfici, Vice Chairman; Term Expires April 1, 2024
Nelson DeLeon; Term Expires April 1, 2025
Daniel DeCarlo; Term Expires April 1, 2026
Peter Rye; Term Expires April 1, 2026
James Harris, Term Expires April 1, 2026
Donna Reed; City Council Liaison for 2023

Section B: Approved Subdivision and Land Development Plan Applications (2023)

The following plans have been approved by the Planning Commission in 2023:

B.1 Berks Catholic Pavilion Land Development Plan; PC 2023-100

The development is located on 25.18 acres of land located at 955 East Wyomissing Boulevard (TPID 18530647350998), which is part of Berks Catholic High School. The Applicant proposes to develop and improve a portion of the property in order to include pavilion (30' x 70' or 2,100 square feet), stormwater management and other facilities. The Planning Commission approved the plan on January 24, 2023 via Resolution 01-2023. The approval was reaffirmed on May 23, 2023 via Resolution 46-2023.

B.2 Triple Deuce Car Wash Land Development Plan; PC 2022-125

The development includes a food truck to be incorporated as a subordinate use at the Triple Deuce Car Care located at 1527 North 5th Street (TPID 14530735881597), as stipulated by the Zoning Hearing Board. The Planning Commission conditionally approved the plan on January 24, 2023 via Resolution 02-2023.

B.3 625 McKnight Parking Lot land Development Plan; PC 2022-124

The development is located on 30,960 +/- square foot parcel of land, which is located at 641 McKnight Street (TPID 15530757534832), which was considered undeveloped or vacant at this time. The Reading Parking Authority proposed to improve the property as a surface parking facility containing 82 off-street parking spaces and related site improvements. The Planning Commission conditionally approved the plan on January 24, 2023 via Resolution 03-2023. The approval was reaffirmed on August 22, 2023 via Resolution 73-2023 and on May 23, 2023 via Resolution 43-2023.

B.4 Albright College Gingrich Library Land Development Plan; PC 2022-128

Albright College proposes renovations to the Gingrich Library located on the east side of North 13th Street (TPID 17531723297432). The site is within the R-3 Zoning District and the Institutional Overlay District (INS). The proposed academic uses will include class rooms, study areas, and a commons area. The Applicant shall be responsible for completing the required site improvements. The Planning Commission conditionally approved the plan on January 24, 2023 via Resolution 04-2023. The approval was reaffirmed on March 28, 2023 via Resolution 24-2023; on June 27, 2023 via Resolution 55-2023; and on September 26, 2023 via Resolution 81-2023.

B.5 Bern Street Car Wash (Lot 1) Land Development Plan; PC 2022-104

The development includes two (2) contiguous parcels located along Bern Street between 5th Street and 6th Street. The carwash has been designated on Lot 1, which is a 1.55 acre tract of land located at 1725 North 5th Street. Zoning relief was granted via ZHB Appeal 2022-01 on March 9, 2022. The Planning Commission initially approved the subdivision and land development plan on Lot 1 in 2022, subject to conditions. The plan was reaffirmed on February 28, 2023 via Resolution 18-2023; on April 25, 2023 via Resolution 35-2023; on July 25, 2023 via Resolution 64-2023; on September 26, 2022 via Resolution 84-2023; and on December 19, 2023 via Resolution 94-2023. Refer to Section B.26 for an additional reference to this project.

B.6 Bern Street Storage (Lot 2) Land Development Plan; PC 2022-105

The development includes two (2) contiguous parcels located along Bern Street between 5th Street and 6th Street. The storage facility has been proposed on Lot 2, which is a 2.37 acre tract of land located at 1704 North 6th Street. Zoning relief was granted via ZHB Appeal 2022-01 on March 9, 2022. The Planning Commission initially approved the proposed plan and site improvements on Lot 2 in 2022, subject to conditions. The plan was reaffirmed on February 28, 2023 via Resolution 19-2023; on April 25, 2023 via Resolution 36-2023; on July 25, 2023 via Resolution 65-2023; on September 26, 2023 via Resolution 85-2023. The project was eventually withdrawn. Refer to Section D.1 for an additional reference to this project.

B.7 First Energy Stadium Revised Land Development Plan; PC 2022-115

This proposed development includes the expansion of the stadium complex existing that includes a 2-story building addition (14,220 square feet) in the eastern portion of the property that can facilitate several activities and related site improvements in order to meet the future needs of the Reading Phillies and the community. The development was conditionally approved by the Planning Commission on August 23, 2022 via Resolution 48-2022 and subject to conditions. The Applicant shall be responsible for completing the required site improvements. The approval was reaffirmed by the Planning Commission on March 28, 2023 via Resolution 25-2023; on June 27, 2023 via Resolution 51-2023; and on September 26, 2023 via Resolution 78-2023.

B.8 Reading School District STEM Academy Land Development Plan; PC 2022-112

The development is located on 2.424 acres of land located at 801 North 9th Street. The site was previously abandoned as a result of demolition activities. The Applicant is proposing to redevelop the property with a STEM School that will include a new building (95,188 square feet) that will accommodate 1,000 students and 96 staff members. The proposed plan was conditionally approved by the Planning Commission on December 20, 2022 via Resolution 84-2022. The Applicant shall be responsible for completing the required site improvements for this development. The approval of the land development plan was reaffirmed by the Planning Commission on April 25, 2023 via Resolution 34-2023 and on July 25, 2023 via Resolution 66-2023.

B.9 615-619 Walnut Street Annexation and Land Development Plan; PC 2022-111

The development site is a 5,880 square foot consolidated property located at 615-619 Walnut Street, which includes a building that will be renovated with 12 residential apartment units as housing for homeless veterans units and an office space on the first floor along Reed Street. Zoning relief was granted by the Zoning Hearing Board on June 8, 2022 via ZHB Appeal 2022-19, which permitted the use of the consolidated parcels of land with the 12 residential apartment units and the office space. The Planning Commission conditionally approved the plan on August 23, 2022 via Resolution 52-2022. The Applicant shall be responsible for completing the required site improvements for this development. The approval of the plan was reaffirmed by the Planning Commission on February 28, 2023 via Resolution 22-2023; on April 25, 2023 via Resolution 37-2023; and on July 25, 2023 via Resolution 63-2023.

B.10 6th and Spring Streets Parking Lot Land Development Plan; PC 2022-108

The development on a 23,085 square foot property located along the east side of North 6th Street and the north side of Spring Street (TPID 14530751855748). The Applicant intends to develop the site with a surface parking area in order to accommodate the existing commercial and residential use. The Zoning Hearing Board granted zoning relief via Appeal 2016-21 on October 12, 2016. The Planning Commission conditionally approved the plan on August 23, 2022 via Resolution 49-2022. The Applicant shall be responsible for completing the required site improvements for this development. The approval of the plan was reaffirmed by the Planning Commission on February 28, 2023 via Resolution 20-2023; on May 23, 2023 via Resolution 40-2023; and on August 22, 2023 via Resolution 72-2023.

B.11 532-534 Minor Street Annexation and Land Development Plan; PC 2022-109

The development includes the consolidation of three (3) parcels of land located along Minor Street in order to provide sufficient area for a taxi-cab service with a parking facility. The Applicant was previously granted Zoning Relief via ZHB Appeals 2018-22 and 2021-09. The taxi-cab service may continue to operate as a nonconforming use on the property. The Planning Commission conditionally approved the development plan on June 28, 2022 via Resolution 41-2022. The approval of the plan was reaffirmed by the Planning Commission on February 28, 2023 via Resolution 23-2023 and on May 23, 2023 via Resolution 41-2023.

B.12 322 Walnut Street Land Development Plan; PC 2022-120

The development involves the conversion of an existing commercial building containing 3,255 +/- cumulative square feet on two (2) parcels of land located at 322 Walnut Street (TPID 06530774619276) and 144 Rose Street (TPID 06530782619280). The Applicant proposes four (4) residential apartment units and five (5) parking spaces. Zoning relief as part of a special exception and zoning variance that was granted by the Zoning Hearing Board via ZHB Appeal 2022-10 on April 13, 2022. The Planning Commission approved this plan on August 23, 2022 via Resolution 50-2022. The Applicant shall be responsible for completing the required site improvements for this development. The approval of the plan was reaffirmed by the Planning Commission on January 24, 2023 via Resolution 05-2023; on May 23, 2023 via Resolution 42-2023; and on August 22, 2023 via Resolution 71-2023.

B.13 RHA Oakbrook Day Care Land Development Plan; PC 2022-127

The development is located on 25.06 +/- acre parcel of land located at 1001 Scott Street (TPID 18530655246465), which is owned/ managed by the Reading Housing Authority (RHA). The Applicant proposes to develop and improve a portion of the property in order to include site improvements for a day care facility, parking, stormwater management and other related facilities. The Applicant has obtained zoning relief (special exception and zoning variance) that was granted by the Zoning Hearing Board via ZHB Appeal 2022-18 on May 11, 2022. The Planning Commission conditionally approved the plan on December 20, 2022 via Resolution 83-2022. The approval of the plan was reaffirmed by the Planning Commission on May 23, 2023 via Resolution 44-2023 and on August 22, 2023 via Resolution 74-2023.

B.14 420 Walnut Street Annexation and Land Development Plan; PC 2022-129

The development includes three (3) parcels of land located at 416, 418 and 420 Walnut Street that shall be consolidated as one (1) property. . The Applicant proposes a revitalization and conversion of two (2) existing building groups located along Walnut Street. The Applicant received zoning relief from the Zoning Hearing Board via ZHB Appeal 2022-24 granted on June 8, 2022. The Planning Commission conditionally approved the plan on December 20, 2022 via Resolution 85-2022. The Applicant shall be responsible for completing the required site improvements for this development. The approval of the plan was reaffirmed by the Planning Commission on February 28, 2023 via Resolution 21-2023; on May 23, 2023 via Resolution 45-2023; on July 25, 2023 via Resolution 63-2023; and on August 22, 2023 via Resolution 70-2023.

B.15 Lichty's Mennonite Church Land Development Plan; PC 2023-101

The development is located on a 2.492 acre parcel of land at 22 Kenhorst Boulevard (TPID 18530617210967). The redevelopment project involves a change of use (animal hospital/veterinary clinic to a place of worship) as well as the expansion of the off-street parking area. Zoning relief was granted by the Zoning Hearing Board via ZHB Appeal 2021-25 and ZHB Appeal 2022-53. The Planning Commission granted condition approval on June 27, 2023 via Resolution 50-2023. The approval was reaffirmed by the Planning Commission on September 26, 2023 via Resolution 77-2023.

B.16 GoggleWorks Annexation Plan; PC 2023-104

The plan involves the consolidation of 18 parcels of land containing 3.994 cumulative acres, which are bounded by: Walnut Street to the north; North 3rd Street to the east; Washington Street to the south; and North 2nd Street to the west. Thorn Street bisects this neighborhood in a north-south direction. The annexation plan was conditionally approved by the Planning Commission on June 27, 2023 via Resolution 52-2023. The approval was reaffirmed by the Planning Commission on September 26, 2023 via Resolution 79-2023. Refer to Section F.3 for additional information on this project

B.17 531 Upland Avenue Annexation and Land Development Plan; PC 2022-116

The development involves the consolidation of three (3) parcels of land located at 527, 529 and 531 Upland Avenue into a 12,319 square foot parcel of land that will be redeveloped with a new residential building containing six (6) apartment units. Zoning Relief was granted via ZHA Appeal 2021-20. The Planning Commission conditionally approved the plan on November 1, 2022 via Resolution 69-2022. The development shall utilize 531 as its street address. The approval of the plan was reaffirmed by the Planning Commission on January 24, 2023 via Resolution 10-2023; on March 28, 2023 via Resolution 28-2023; on June 27, 2023 via Resolution 53-2023; and on September 26, 2023 via Resolution 80-2023.

B.18 Scott Street Subdivision Plan, PC 2021-106

The development contains two (2) separate parcels of land. The property identified as 1341 Scott Street (TPID 1853066110528) is an undeveloped tract of land containing 9,000 square feet. The property located at 1325 Scott Street (TPID 1853066110528) is an undeveloped parcel of land containing 12,000 square feet. The Applicant proposed to develop each property with a one-family semi-detached dwelling (2 units) for a cumulative total of 4 residential units in the development. The Planning Commission conditionally approved the plan on February 22, 2022 via Resolution 11-2022. The approval of the plan was reaffirmed on June 27, 2023 via Resolution 54-2023.

B.19 35 North 6th Street Land Development Plan; PC 2022-110

This application was for a Revised Plan of Record for the adaptive reuse of an existing commercial 5-story commercial building located on a 27,600 +/- square foot property. Proposed uses include commercial retail use on the first floor, professional offices on the second floor and 39 residential apartment units on floors 3, 4 and 5. The applicant was granted zoning relief via 2021-11. The plan was conditionally approved by the Planning Commission on June 28, 2022 via Resolution 40-2022. The Planning

Commission reaffirmed approval on January 24, 2023 via Resolution 09-2023; on March 28, 2023 via Resolution 27-2023; and June 27, 2023 via Resolution 56-2023.

B.20 Iglesias Pentecostal Annexation and Land Development Plan; PC 2021-113

The development includes two (2) parcels of land. Lot 1 is a 14,373 square foot property located at 1124 Schuylkill Avenue (TPID 19530739267209) that contains an existing building that will be utilized as a “place of worship”. Lot 2 is a 9,350 square foot property located at 1119 Luzerne Street (TPID 19530747266127) that will be converted and utilized as a “worship facility” in order to support the “place of worship”. Zoning relief was granted by the Zoning Hearing Board via ZHB Appeal 2020-12. The Applicant shall be responsible for completing the required site improvements for this development. The Planning Commission conditionally approved the plan on July 25, 2023 via Resolution 60-2023. The Planning Commission reaffirmed approval on September 26, 2023 via Resolution 75-2023.

B.21 Joint Municipal Authority of Wyomissing Valley Annexation Plan; PC 2023-102

The plan involves the consolidation of two (2) parcels of land (TPID 18530639375371 and 18530610379468) containing 7.36 cumulative acres of land, which are located at 701 Old Wyomissing Road. The Planning Commission conditionally approved the plan on August 22, 2023 via Resolution 68-2023.

B.22 Abilities In Motion Land Development Plan; PC 2023-109

The development is located on a 2.526 acre parcel of land within the M-C Zoning District. The existing building on the property is 35,900 square feet of gross floor area that was previously occupied as a business office, retail center and warehouse facility. The Applicant (Abilities In Motion) is proposing to utilize the existing building as an office and storage facilities. The Applicant shall be responsible for completing the required site improvements for this development. The Planning Commission conditionally approved the plan on September 26, via Resolution 76-2023.

B.23 320-324 North 9th Street Annexation Plan; PC 2023-110

The plan involves the consolidation of three (3) existing parcels of land containing 7,253 cumulative square feet of land area located at 320 North 9th Street (TPID 09530776929132), 322 North 9th Street (TPID 09530776929134) and 324 North 9th Street (TPID 09530776929136). The Planning Commission conditionally approved the plan on October 24, 2023 via Resolution 86-2023. The Planning Commission reaffirmed approval on December 19, 2023 via Resolution 91-2023.

B.24 Novus Annexation and Land Development Plan; PC 2023-112

The plan involves the consolidation of the two (2) existing parcels of land (Tax Parcels 18530657541246 and 18530657541143) as well as a land development plan in order to facilitate site improvements for the proposed use (medical office) at 40 Noble Street, which is part of the H-M Zoning District. The Zoning Hearing Board granted zoning relief via ZHB Appeal 2023-07 on May 10, 2023. The Applicant shall be responsible for completing the required site improvements. The Planning Commission conditionally approved the plan on December 19, 2023 via Resolution 92-2023.

B.25 Hampden Park Reservoir Field Land Development Plan; PC 2023-114

The development is located within Hampden Park, which is a 33.06 acre tract of land owned by the City of Reading at 1001 Hampden Boulevard (TPIDs 3531710269027). The project involves modifications and repairs to the existing athletic field (Reservoir Field) as well as stormwater management, parking and accessibility improvements in the general vicinity of Reservoir Field. The Applicant shall be responsible for completing the required site improvements. The Planning Commission conditionally approved the plan on December 19, 2023 via Resolution 93-2023.

B.26 Bern Street Car Wash Revised Land Development Plan; PC 2022-104

The project involves a revision to the conditionally approved plans for the Bern Street Car Wash and Bern Street Storage Facility, which shall be consolidated as one (1) parcel of land (3.93 acres) that will be occupied by the Bern Street Car Wash. The proposed site improvements for the Bern Street Car Wash will remain unrevised. The Applicant shall be responsible for completing the required site improvements for this development. The Planning Commission conditionally approved the plan on December 19, 2023 via Resolution 94-2023. Refer to Section B.5, B.6 and D.1 of this Report for additional information on this project.

B.27 Alvernia University Berkshire Building Land Development Plan; PC 2022-101

The plan involves the Berkshire Building located on a 21,022 square foot property at 101 North 5th Street and 501 Washington Street (TPID 07530783800808). The Applicant proposes to revitalize and redevelop the building through adaptive reuse techniques, which shall include: a commercial/retail use; 79 residential apartments to house 145 foreign exchange students; and other supporting accommodations. The plan was approved April 26, 2022 via Resolution 24-2022. The Planning Commission reaffirmed approval on January 24, 2023 via Resolution 08-2023.

B.28 1010 and 1012 Lancaster Avenue; PC 2022-122

The plan involves the consolidation of two (2) parcels of land located at 1010 Lancaster Ave (TPID 1853061827317) and 1012 Lancaster Ave (TPID 18530618327355) for the purpose of developing the existing buildings into a 2-story and 3-story mixed-use buildings respectfully. The Planning Commission approved the annexation plan on September 27, 2022 via Resolution 63-2022. The approval was reaffirmed on January 24, 2023 via Resolution 11-2023.

Section C: Pending Subdivision and Land Development Plan Applications (2023)

The following plans have been submitted to the Planning Commission in 2023 and are considered “pending” or have not been recorded during the 2023 calendar year:

C.1 Holy Trinity Church of God Land Development Plan; PC 2022-118

The development site is located on a 6.40 acre property at 1541 Montgomery Street (TPID 19439712962838). The Applicant proposes to develop the site with a place or worship that will include: a sanctuary building that can accommodate 275 persons; an administrative center; a rectory (existing residential dwelling); the blacksmith shop; stormwater management facilities; access drives; off-street parking area (89 parking

spaces; a loading space; and other related uses and site improvements. A Final Plan Application shall be required to resolve all comments.

C.2 Remcon Plastics Land Development Plan; PC 2021-105

This development is located on a 3.91 acre parcel of land located at 208 Chestnut Street (TPID 05530626684841). The Applicant proposes to construct a 4,800 square foot building addition as an accessory building (storage) and other related site improvements on this property. A Final Plan Application shall be required in order to resolve all remaining comments. The plan was approved by the Planning Commission on July 27, 2021 via Resolution 18-2021. The approval of the plan was reaffirmed on January 24, 2023 via Resolution 07-2023. The Applicant has not resolved the conditions of approval.

C.3 600 South 9th Street Automobile Repair Land Development Plan; PC 2022-106

The development involves the redevelopment of a 32,230 square foot parcel of land located at 600 South 9th Street (TPID 02530644979223). The plan involves the redevelopment and conversion of the existing building to an automobile repair center with automobile sales. The plan was approved by Planning Commission on May 24, 2022 via Resolution 30-2022. The approval was reaffirmed on January 24, 2023 via Resolution 07-2023. The Applicant has not resolved the conditions of approval.

C.4 Iron Gate Storage Facility Land Development Plan; PC 2021-107

The development is located on a 10,378 +/- square foot parcel of land located at 228 Moss Street (TPID 09531769012629), which includes an existing 3-story building that has a cumulative gross floor area of 20,580 square feet. The Applicant proposes to redevelop the abandoned or partially utilized warehouse building as a 3-story self-storage facility with a cumulative total of 19,000 square feet or 6,333 square feet per floor, which will include 228 self-storage units; common areas and facilities on each floor; an internal elevator and stairs, off-street parking spaces with access along Moss Street; and 7 garage bays with access to Justice Avenue. The Planning Commission approved the plan on January 24, 2023 via Resolution 12-2023. The Applicant has not resolved the conditions of approval.

C.5 Super Natural Produce III Land Development Plan; PC 2021-107

The development is located on four (4) contiguous parcels of land with a cumulative total area of 48,400 square feet, which is located at the southeast corner of North 4th Street and Elm Street. Site accessibility is also permitted via Madison Avenue. The Applicant proposes to redevelop the site with a combination of uses that shall include: a grocery store; retail center; warehouse; restaurant; office complex; 9 residential apartment units; an off-street parking garage; and other uses. Zoning relief has been granted to permit certain aspects this development. The Preliminary Plan was approved by the Planning Commission on January 24, 2023 via Resolution 13-2023. A Final Plan Application shall be required to resolve all remaining comments.

C.6 Wawa Store 153 Revised Plan of Record; PC 2023-103

The development site is contained on a 4.61 acre parcel of land located at 1946 North 11th Street (TPID 17531877008853). The Applicant proposes to improve and/or modify the site to include: a 12,000 gallon underground storage tank containing ethanol free

fuel; replace/modify fuel dispensers; install a new vent stack pad for ethanol free fuel; remove or remediate the contaminated soils on the site; replace the freestanding sign; and other site improvements that are reflected on the plan. The site is being remediated for contaminated soils and other environmental issues. A Final Plan Application shall be required to resolve all remaining comments.

C.7 Mitsubishi Chemical Annexation and Land Development Plan; PC 2023-106

The development is located on portions of Parcels A, B and G, which are parts of the 10.195 acre property located along the west side of Fairmont Avenue and divided by Alton Avenue. The Applicant proposes a new manufacturing facility containing 39,785 square feet of gross floor area as well as off-street parking areas, loading spaces and stormwater management improvements. The Applicant has been granted zoning relief via ZHB Appeal 2023-26 by the Zoning Hearing Board on October 11, 2023. The Planning Commission has conditionally approved the Preliminary Plan Application. A Final Plan Application shall be required to resolve all remaining comments.

C.8 408 North 9th Street Annexation and Land Development Plan; PC 2023-108

The development involves the consolidation of three (3) parcels of land that includes five (5) separate purports or premises that are contained on 6,500 cumulative square feet of land area, which are located at 408 North 9th Street (TPID 11530768929538), 843 Buttonwood Street (TPID 11530768928594) and 845 Buttonwood Street. The Zoning Hearing Board granted zoning relief via ZHB Appeal 2023-05 on June 14, 2023. A Final Plan Application shall be required to resolve all remaining comments.

C.9 DUKA Parking Facility Annexation and Land Development Plan; PC 2023-113

The development involves the consolidation of three (3) parcels of land containing 13,716 cumulative square feet of land located at 1136, 1144 and 1148 Moss Street as well as to improve the consolidated parcels as a proposed surface parking area containing 39 off-street parking spaces at 1144 Moss Street to serve the residential apartment development (55 units) at 1125 Moss Street. Zoning relief has been granted by the Zoning Hearing Board via ZHB Appeal 2023-23. A Final Plan Application shall be required to resolve all remaining comments.

C.10 DUKA Residential Apartments Land Development Plan; PC 2023-116

The development involves the redevelopment and change of use via adaptive reuse of an existing 4-story factory outlet building (retail use to 55 residential apartment units) located on a 20,257 square foot lot at 1125 Moss Street (TPID 13531737063568). Zoning relief has been granted by the Zoning Hearing Board via ZHB Appeal 2023-23 on September 13, 2023. A Final Plan Application shall be required to resolve all remaining comments.

C.11 108 South 5th Street Land Development Plan; PC 2023-114

The development is located at 108 South 5th Street (TPID 04530627796496), which is contained on a 16,150 square foot lot that includes a 3-story commercial building with 28 off-street parking spaces and other supporting features. The existing 3-story commercial building includes 5,941 square feet of gross floor area that currently includes 19 separate suites that are available to rent or lease. A Final Plan Application shall be required to resolve all remaining comments

C.12 Windsor Way Holdings Land Development Plan; PC 2023-107

The development is located is contained on a 1.37 acre parcel of land at 1340 Centre Avenue (TPID 15530733578742). This project involves an adaptive reuse of the existing building site considering a change of commercial and residential uses that will be implemented in phases. Zoning relief was granted by the Zoning Hearing Board via ZHB Appeal 2022-29 on August 10, 2022. The project includes the redevelopment of an existing building containing 18,247 square feet of gross floor area, which will include: the redevelopment of the commercial space as 7 store front commercial units; the conversion of previously occupied commercial space into 24 residential apartment units; the retention of a gym (athletic training facility); and the revisions to the off-street parking and loading areas on the property. The Preliminary Plan was approved by the Planning Commission on August 22, 2023 via Resolution 69-2023. A Final Plan Application shall be required in order to resolve all remaining comments.

Section D: Plans Denied, Withdrawn and/or Waived (2023)

The following plans have been denied, withdrawn and/or waived as an active project during the 2023 calendar year.

- D.1** Bern Street Storage Subdivision and Land Development Plan; PC 2022-105
- D.2** Villa Independence Cottages Land Development Plan; PC 2022-103
- D.3** 743 Thorn Street Annexation and Land Development Plan; PC 2022-123
- D.4** Medical Arts Building Addition Land Development Plan; PC 2021-102
- D.5** Berkshire Country Club Building Addition (Bern Township)

Section E: Conditional Use Applications (2023)

The following conditional use applications have been considered by the Planning Commission during the 2023 calendar year.

- E.1** 138 South 8th Street; Conditional Use Application 2023-01
- E.2** 400 North 6th Street; Conditional Use Application 2023-02
- E.3** 411 South 14th Street; Conditional Use Application 2023-03

Section F: Municipal Plans, Reports and Ordinances (2023)

The Planning Commission considered the following plans, reports and ordinances:

F.1 Amendments to the Zoning Ordinance (Chapter 600)

The Phase 1 Zoning Ordinance amendments under consideration by the Planning Commission through 2023 included: Technical updates, Certificate of Occupancy for Change of Use, Change of Use, Daycares, Auto Service Stations, Amusements and/or Gaming Devices, Buffer Yard Requirements, Clear Sight Triangles, Sidewalk and Street Improvements, and Wireless Communications Facilities. The draft amendments have been reviewed by the Berks County Planning Commission.

The Phase 2 Zoning amendments under consideration by the Planning Commission through 2023 included comprehensive updates to: Adaptive Reuse; Parking and Loading; and Definitions. The draft amendments have been reviewed by the Berks County Planning Commission.

F.2 Amendments to Subdivision and Land Development Ordinance (Chapter 515)

The Phase 1 amendments to the Subdivision and Land Development Ordinance considered by the Planning Commission included: Clear Sight Triangles, Minor Land Development Plan, and Sidewalks and Streetscape Improvements.

The Phase 2 Zoning amendments under consideration by the Planning Commission through 2023 included amendments to: Parking and Loading. The draft amendments have been reviewed by the Berks County Planning Commission

F.3 Wireless Communication Facilities

The Planning Commission considered amendments relative to wireless communication facilities, which have been incorporated as part of Part 21 of the Zoning Ordinance. The Planning Commission provided a favorable recommendation to City Council on January 24, 2023 via Resolution 17-2023.

F.4 Thorn Street Vacation (GoggleWorks) Annexation Plan)

The vacation of Church Street between 5th Street and 6th Street to the south of Bern Street was reviewed and considered. The Planning Commission provided a favorable recommendation to City Council on March 28, 2023 via Resolution 26-2023. This vacation was associated with Bern Street Car Wash and Bern Street Storage Plans.

F.5 North 12th Street Traffic Study

The Planning Commission reviewed a transportation improvement plan involving the directional traffic patterns and on-street parking spaces along North 12th Street between Bern Street and Exeter Street. The Planning Commission provided a favorable recommendation to City Council on July 25, 2023 via Resolution 61-2023. This vacation was associated with Albright College Exeter Hall.

F.6 Community Assessment Report

The Community Development Staff coordinated efforts with the Planning Commission in order to initially evaluate and prioritize critical community issues that have been considered in previous plans and reports prepared for the City of Reading.

F.7 City of Reading Comprehensive Plan (2040)

The Planning Commission has recommended that the City of Reading should pursue a Comprehensive Plan Update in order to consider relevant community issues through the year 2040. The previous Comprehensive Plan Update was completed in 2015 but was not adopted due to various reasons. The current Comprehensive Plan was prepared and adopted in 2000.

F.8 Muhlenberg-Laureldale Joint Comprehensive Plan

The Planning Commission reviewed the draft Joint Comprehensive Plan for Muhlenberg Township and Laureldale Borough. The Planning Commission determined that there were no community impacts that are relative to land use, zoning, community

facilities and services, utilities and transportation. The Planning Commission provided a favorable recommendation for this plan on July 25, 2023 via Resolution 62-2023.

F.9 Albright College Exeter Hall Escrow Reimbursement

The Planning Commission reviewed the escrow release requested by Albright College and the subsequent reports issued by the Public Works Department and Hawk Valley Associates. The Planning Commission provided a favorable recommendation regarding the escrow release on October 24, 2023 via Resolution 88-2023.

F.10 Reading Redevelopment Authority

The Planning Commission reviewed and recommended that the properties located at 122 and 124 South 8th Street should be redeveloped in accordance with the provisions established for the R-3 Zoning District. This recommendation was issued on December 19, 2023 via Resolution 95-2023.

Section G: Planning Commission Resolutions and Meeting Minutes (2022)

G.1 Approved Plans: The Planning Commission approved or reaffirmed the approval of twenty-eight (28) plans via municipal resolution during the 2023 calendar year. Copies of all approved plans are maintained by the Department of Community Development Services and Berks County Recorder of Deeds.

G.2 Resolutions: The Planning Commission approved ninety-eight (98) resolutions of actions that were favorably considered during the 2023 calendar year. Copies of all resolutions are maintained by the Department of Community Development Services.

G.3 Meeting Agendas: The Planning Commission posts and advertises all public meeting and agendas as per the provisions specified by the Commonwealth of Pennsylvania.

G.4 Meeting Minutes: The Planning Commission is responsible for preparing, issuing and maintaining meeting minutes for all public meetings held by the Planning Commission. A copy of the meeting minutes for the 2023 calendar year is maintained by the Department of Community Development Services.

G.5 Annual Report: The City of Reading Planning Commission approved its Annual Report for 2022 on April 25, 2023 via Resolution 39-2023. This Annual Report was presented to City Council on June 5, 2023.

Section H: Planning Commission Projects and Activities (2023)

H.1 Planning Commission Workshop Meetings: The Planning Commission holds informal workshop meeting on an as needed basis in order to review conceptual plans, municipal ordinances and other community issues.

H.2 Training Opportunities: The members of the Planning Commission are advised of planning, zoning and community development training programs that may be relevant to their advancement as community planners.

H.3 Blighted Properties: Peter Rye serves as the Planning Commission's representative on the City of Reading Blighted Property Review Committee.

H.4 Greenhouse Committee: Wayne Bealer and William Cinfici are active participants on the City of Reading Greenhouse Committee.