

City of Reading Planning Commission Meeting
Amended Meeting Agenda for Tuesday, September 27, 2022; 6:00 PM

- (1) Call Meeting to Order
- (2) Acknowledgement of Planning Commission Members in Attendance
- (3) Welcome Brandy Davis, City of Reading Planner
- (4) Accept the Planning Commission Meeting Agenda
- (5) 1849 Perkiomen Avenue Subdivision Plan; Preliminary/Final Plan Application Review
PC-2022-117-PF; 1849 Perkiomen Avenue; Action on Plan Required
- (6) 531 Upland Avenue Annexation and Land Development Plan; Preliminary Plan Review
PC-2022-116-PF; 527, 529 and 531 Upland Avenue; Action on Plan Required
- (7) 1010 and 1012 Lancaster Avenue Annexation Plan; Preliminary/Final Plan Application Review
PC-2022-122-PF; 1010 and 1012 Lancaster Avenue
- (8) Holy Trinity Church of God Land Development Plan; Final Plan Application Review
PC-2022-118-P; 1541 Montgomery Street
- (9) 743 Thorn Street Parking Lot Land Development Plan; Preliminary Plan Application Review
PC-2022-123-P; 743 Thorn Street
- (10) 641 McKnight Street Parking Lot Land Development Plan; Preliminary Plan Application Review
PC-2022-124-P; 641 McKnight Street
- (11) *** **Original meeting agenda was amended to add this agenda item***** 228 Moss Street Iron
Gate Land Development Plan; Final Plan Application Review
PC-2021-119-F; 228 Moss Street
- (12) Old Business, Project Updates and Pending Plans (Supplemental Report)
- (13) Plans Requesting Reaffirmation of Approval
 - (a) Albright College Rockland Warehouse Land Development Plan
 - (b) Dream Ventures 100 South 4th Street Land Development Plan
 - (c) 600 South 9th Street Auto Repair Land Development Plan
 - (d) Alvernia College Berkshire Building Land Development Plan
- (14) Active Plans Requiring Time Extensions (refer to Supplemental Report)
- (15) Announcements and Other Planning Commission Business
 - (a) Workshop Meeting on September 20, 2022 (Cancelled)
 - (b) Zoning Ordinance and SALDO Amendments
- (16) Approval of Planning Commission Meeting Minutes from August 23, 2022
- (17) Next Planning Commission Meetings: Tuesday, October 18, 2022 at 6:00 pm (Workshop) and
Tuesday, October 25, 2022 (Regular Meeting)
- (18) Adjournment

Planning Commission Supplemental Report: September 27, 2022

Old Business, Project Updates and Pending Plans

PC Meeting Agenda Item 12: 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 Final Plan can be endorsed by the Planning Commission and released for recording. The Applicant has recorded a plan within endorsement from the Planning Commission. This Final Plan shall require Reaffirmation of Approval by the Planning Commission.
- (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 and September 22, 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. The approval of the Final Plan will need to be reaffirmed by the Planning Commission.
- (4) Dream Ventures (601 Penn Street): The Applicant submitted a Sketch Plan for the adaptive reuse or revitalization of the existing 10-story building with a mixed-use concept that may include 228 apartments units or hotel room plus commercial uses. Hawk Valley Associates issued a review on August 15, 2022. An informal presentation was provided at the Planning Commission Workshop Meeting on August 16, 2022.
- (5) 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.
- (6) First Energy Stadium Land Development Plan: The Planning Commission approved the Final Plan Application on August 23, 2022, subject to conditions that have been referenced within the review letters issued by Hawk Valley Associates on August 17, 2022 and September 22, 2022. The approved plan should be recorded by November 22, 2022. A pre-construction meeting was held with the Berks County Conservation District on September 15, 2022.
- (7) Fisher Annexation Plan: The Planning Commission approved the Preliminary/Final Plan Application on August 23, 2022, subject to conditions that have been referenced within the review letters issued by Hawk Valley Associates on June 21, 2022 and September 26, 2022. The approved plan should be recorded by November 22, 2022.
- (8) GoggleWorks Art Park: The Applicant (GoggleWorks Center) submitted a Sketch Plan for the site improvements at the GoggleWorks Art Park located on several properties within a defined neighborhood. Hawk Valley Associates issued a review on August 15, 2022. An informal presentation was provided at the Planning Commission Workshop Meeting on August 16, 2022. A site plan or land development plan shall be required for this project

- (9) 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. Site inspections on the municipal improvements should be required.
- (10) 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 Planning Commission reaffirmed approval on August 23, 2022. Hawk Valley Associates issued a letter reflecting the conditions of approval on September 21, 2022. The municipal improvements agreement and the stormwater management agreements need to be executed. The approved plan should be recorded by November 22, 2022.
- (11) 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 November 30, 2022.
- (12) 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 Final Plan Application shall be required for this project.
- (13) Jan and Wil Properties Land Development Plan: The Planning Commission approved the Final Plan on May 24, 2022, subject to conditions. The Planning Commission reaffirmed their approval of the plan on August 23, 2022. Hawk Valley Associates issued a letter identifying the conditions of approval on September 20, 2022. The plan should be recorded by November 22, 2022.
- (14) 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 executed. The Final Plan can be endorsed by the Planning Commission and released for recording. Reaffirmation of approval shall be required
- (15) 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. The Final Plan was endorsed by the Planning Commission and released for recording. This action shall be verified by the Planning Office.
- (16) 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 December 31, 2022.
- (17) O'Neill Storage Land Development Plan: The Final Plan was approved by the Planning Commission on May 24, 2022, subject to conditions. The Planning Commission reaffirmed their approval on August 23, 2022. Hawk Valley Associates issued a letter identifying the conditions on September 21, 2022. A municipal improvements agreement and a stormwater management maintenance agreement shall be required. The plan should be recorded by November 22, 2022.
- (18) 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. This action shall be verified by the Planning Office.

- (19) 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. Reaffirmation of approval may be required. This action shall be verified by the Planning Office.
- (20) Reading Historic Properties: The Applicant 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. City Council approved Conditional Use Application 2022-03. No further action is required by the Planning Commission.
- (21) 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.
- (22) 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. Final Plan approval will need to be reaffirmed once the conditions of approval have been completed.
- (23) Reading Station Building D; Final Subdivision Plan: The Planning Commission approved the Final Plan on April 26, 2022, subject to conditions. Final Plan was reaffirmed by the Planning Commission on August 23, 2022. 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. The Final Plan should be recorded by November 22, 2022.
- (24) 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 was previously grant and may be required for recording. This action shall be verified by the Planning Office.
- (25) 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.
- (26) Scheidner Annexation Plan: The Preliminary/Final Plan was approved by the Planning Commission on March 22, 2022. The Applicant has recorded the approved plan. This action shall be verified by the Planning Office.
- (27) 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. A municipal improvements agreement and a stormwater management maintenance agreement shall be required. The Final Plan can be endorsed by the Planning Commission and released for recording once all issues have been resolved. This action shall be verified by the Planning Office.

- (28) 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. This action shall be verified by the Planning Office.
- (29) 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 November 23, 2022.
- (30) 6th and Spring Street Parking Land Development Plan: The Planning Commission approved the Preliminary/Final Plan Application on August 23, 2022, subject to conditions that have been referenced within the review letters issued by Hawk Valley Associates on August 18, 2022 and September 21, 2022. The approved plan should be recorded by November 22, 2022.
- (31) 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. Once all issues have been resolved, the approved plan can be endorsed by the Planning Commission and released for recording. This action shall be verified by the Planning Office
- (32) 322 Walnut Street Annexation and Land Development Plan: The Planning Commission approved the Preliminary/Final Plan Application on August 23, 2022, subject to conditions that have been referenced within the review letters issued by Hawk Valley Associates on August 18, 2022 and September 26, 2022. The approved plan should be recorded by November 22, 2022.
- (33) 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.
- (34) 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.
- (35) 615-619 Walnut Street Annexation and Land Development Plan: The Planning Commission approved the Preliminary/Final Plan Application on August 23, 2022, subject to conditions that have been referenced in the review letters issued by Hawk Valley Associates on August 22, 2022 and September 22, 2022. The approved plan should be recorded by November 22, 2022
- (36) 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.