Minutes
Regular meeting of the City of Reading Planning Commission
August 14, 2007 at 7:00 pm

Members present:

Ermete J. Raffaelli, Chairman
David N. Reppert, Vice Chairman
Michael E. Lauter, Secretary
Wayne Jonas Bealer, Assistant Secretary
Edmund Palka

Staff present:

Andrew W. Miller, Planning Office
Michelle R. Mayfield, Department of Law

Others present:

Wolfgang F. W. Schmidt, Jr., All County and Associates, Inc.
John W. Hoffert, John W. Hoffert, PLS, Ltd.
David M. Settle, Entech Engineering, Inc.
Paul Gazzerro Jr., Albright College
Sylvia B. Deyé, Dimensional Architecture, PC
Timothy J. Krall, Spotts Stevens & McCoy, Inc.
Vern L. McKissick III, McKissick Associates PC
Christopher J. Fell, United Corrstack, LLC
Douglas A. Kramer, Applied Surveying Technologies, Inc.
Randy J. Dautrich, Entech Engineering, Inc.
Salvatore J. Sottosanti, Sotto Properties LLC (Sal's Landscaping & Lawn Care Service)
Carl Sottosanti, Sotto Properties LLC (Sal's Landscaping & Lawn Care Service)
Lindsay Wagerer, McIlvried, DiDiano & Mox, LLC

Chairman Raffaelli called the August 14th meeting to order, reminded presenters to sign the attendance sheet, and asked for acceptance of the agenda. Mr. Miller announced that the Reading Eagle had requested postponing their presentation, pending the outcome of a zoning appeal. Mr. Lauter moved to accept the modified agenda. Mr. Palka seconded. And the Commission voted unanimously to approve the August agenda, as amended.

Mr. Raffaelli said that, because of the majority of plans being tabled at the July meeting and in order to facilitate a more efficient meeting this month, he'd be asking the staff for acknowledgement of each plan's completeness, suggesting those that aren't be tabled immediately in the interest of saving time. Mr. Miller said July's problems were mainly related to County Planning reviews not received. He said only one plan has that issue, this month. He added that the problem is the City's, for requiring only ten working days' advance submission, and not the County's.

Subdivision and Land Development:

Review the **final** land development plan for the **15th Street Land Development**, a subdivision and six single-family attached dwellings proposed at those parcels known as 615 and 633 South 15th Street. [0:04.48]

On Ms. Mayfield's suggestion, the Commission agreed to hear the 15th and 15½ Street plans simultaneously. Mr. Schmidt noted a few review letter items to be provided, most regarding the preparation of the record plan. Mr. Miller asked if there was anything in the review letter he felt couldn't be provided. Mr. Schmidt said not. Mr. Miller asked for further explanation of the responsibility for the management of on-site stormwater facilities. Mr. Schmidt said the anticipated homeowners' association agreement was not yet available. Ms. Mayfield called that a required condition of approval.

Mr. Raffaelli asked if the off-street parking configuration had been modified. Mr. Miller answered yes, for zoning compliance.

Mr. Miller asked for a brief review of the stabilization design for the emergency access. Mr. Schmidt described six inches of stone and six inches of dirt, with swales diverting run-off around to storm sewer inlets.

Mr. Bealer asked if the municipal improvements agreement was provided. Ms. Mayfield, unsure of its status, affirmed the requirement, briefly described the process, and offered to provide additional forms via email.

Mr. Miller said the required improvements agreement and homeowners' association documents were noted in his review letter. He acknowledged the developer's intent, as evidenced on the plan's cover sheet, but hoped they weren't waiting to sell units before establishing that association. Mr. Schmidt said not, anticipating draft documents within the next month. Mr. Miller agreed that most of the remaining requirements were reminders for documentation and certifications. Mr. Lauter wondered who determines the qualification of the homeowners' association documents. Ms. Mayfield said she would, after consultation with the Planning Office and Department of Public Works.

Mr. Raffaelli asked about proposed colors. Mr. Schmidt didn't have specific answers about the architecture, only having seen elevations in his office. Mr. Raffaelli thought it should be a condition of approval, concerned with the possibility of objectionable palettes. Mr. Miller stated that the design was bound only by those terms negotiated by the administration, noted on plan. Mr. Raffaelli asked who'd ensure they were met. Mr. Miller said he would, at the occupancy inspection. He asked for a summary of those requirements. Mr. Schmidt, reading from the cover sheet, paraphrased: each unit will have a sprinkler system; fire hydrants will be installed on a closed loop water line; a 70 foot-long by 20 foot-wide macadam turn-around will be constructed at the end of 16th Street; a firebreak will be developed between the homes and the Mountain with a graded, emergency access; deed restrictions prohibiting fences and barriers between back yards; two, differing front façade materials on each unit; a covered front porch flush with each garage, and no vinyl or aluminum siding materials permitted in the porch section; a deck or patio provided each unit in the rear; a minimum sales price of $115,000; and, an attempt to preserve as many mature existing trees as possible during construction. He reported no mention of colors required.

Mr. Lauter, recognizing the agreements made between the administration and developer prior to the plan's presentation, and the number of other issues already considered, preferred to "move on", concerned more with the management of stormwater and soil preservation on the steep slopes. Mssrs. Reppert and Bealer indicated their agreement.

Mr. Bealer moved to approve the 15th Street final plan, provided the developer resolves all outstanding Planning Office comments, and provides the municipal improvements and homeowners' association documentation to the Law Department. Mr. Lauter seconded. And the Commission voted unanimously to approve the 15th Street Land Development final plan.

Resolution #42-2007

Review the **final** land development plan for the **15½ Street Land Development**, a subdivision and eight single-family attached dwellings proposed at those parcels known as 614, 631 and 632 South 15½ Street. [0:25.19]

Mr. Lauter moved to approve the 15½ Street final plan, with the same conditions applied to the 15th Street final plan. Mr. Palka seconded. And the Commission voted unanimously to approve the 15½ Street Land Development final plan.

Resolution #43-2007

Review the **final** subdivision plan for the **Jeffery W. Buohl-Denise B. Miller Annexation Subdivision**, an annexation from that parcel known as 513 Hawthorne Street to that known as 503 Hawthorne Street. [0:26.50]

Mr. Hoffert described an existing semi-detached dwelling, and neighboring existing detached dwelling, proposing to annex a portion of land from the former to the latter. He said there was no new construction, buildings or utility connections, and believed all required corrections already made. Mr. Miller indicated his satisfaction, recommending a motion with reference to the Planning Office review.

Mr. Reppert moved to approve the proposed annexation from 513 Hawthorne Street to 503 Hawthorne, conditioned on revisions satisfying the Planning Office comments. Mr. Bealer seconded. And the Commission voted unanimously to approve the Buohl-Miller Annexation Subdivision plan.

Resolution #44-2007

Review the **final** land development plan for the **Merner-Pfeiffer Hall of Science Renovation and Addition**, a proposed addition to the existing Merner-Pfeiffer Hall at that parcel known as 1601 North 13th Street. [0:30.36]

Mr. Settle, recalling the July review, said they have since received the County Planning Commission's review and County Conservation District's approval. He felt most of the remaining issues from the Planning Office review to be "certification oriented", intending to provide them. Addressing the zoning questions regarding the "service area" in the front yard setback, he said it is limited to loading activities, an emergency generator and electrical transformer, and will be screened by the topography and a retaining wall. He said there wouldn't be any enclosed structures. He said the existing trees along Palm Street will remain.

Mr. Reppert asked about the signage planned for the intersection of North 13th and Rockland Streets. Mr. Settle showed a conceptual rendering of a masonry monument sign, and its intended landscaping. Mr. Gazzerro said it would read: "Albright College, Established 1856". Mr. Bealer liked the design for its relation to the signage at 13th and Union Streets. Mr. Gazzerro said the final design may be less brick, and more concrete, due to the restrictions of a gift from a donor. Mr. Miller explained that the Zoning Ordinance defers to the planners for input on the aesthetics and landscaping of free-standing signage, leaving the usual regulations on mass and dimension to the Zoning Administrator. Mr. Reppert echoed Mr. Bealer's sentiments regarding its treatment and fit within the campus.

Mr. Miller reminded the Commission of the scope of utility work planned as part of the project, expecting it to make up the majority of the required improvements security. He acknowledged the Conservation District approval of the whole, and complimented the developer's conscientious response to his reviews.

Mr. Bealer asked about elevations. Mr. Settle showed them, depicting the original 1928 structure, the 1965 and currently-proposed additions, and the existing greenhouse. He said brick, cast stone window sills and headers, and simulated slate shingles will be employed to match the existing building, as closely as possible. He said the existing slate roof was recently inspected and deemed sound.

Mr. Lauter asked for an update on the planned observation deck. Mr. Settle said they're still in an estimation phase, considering it an alternate. Mr. Lauter asked if the deck were eliminated, would the elevator override follow. Mr. Settle expected it would, ruling out a future add-on. He recognized the need to provide an improvements security for the planned utility works.

Mr. Bealer moved to approve the Merner-Pfeiffer Hall final plan, pending receipt of outstanding agency approvals, including the erosion and sedimentation control plan, and a submission of the municipal improvements agreement to the Law Department. Mr. Lauter seconded. And the Commission voted unanimously to grant final approval to the Merner-Pfeiffer Hall of Science Renovation and Addition.

Resolution #45-2007

Mr. Palka moved to accept the conceptual scheme for the signage proposed at the intersection of North 13th and Rockland Streets. Mr. Reppert seconded. And the Commission voted unanimously to accept the conceptual design, fulfilling the review required by §27-1713.2 of the Zoning Ordinance.

Resolution #46-2007

Review the **parking lot** land development plan for **115-117 South Fourth Street**, off-street parking proposed at that parcel known as 115 South 4th Street. [0:50.36]

Ms. Deyé reported that she had received an approval letter from the Zoning Office, not aware of any additional stipulations with that approval. She proposed the same concept as presented at the July meeting, hoping to address some of the concerns expressed then. She proposed ivy in a trellis growth on the neighboring fences, for the screening effect. She said the "French balcony", originally shown, had been eliminated from the plan. Flower boxes for the rear windows were proposed. An optional layout was shown with a 13th space added, all arranged in a ninety-degree orientation versus the parallel scenario originally proposed. She said the driveway width remains 18'6", with maneuvering dimensions for the space nearest the building, and bollards to protect it.

Mr. Bealer asked if handicapped spaces were required. Ms. Deyé said the building code doesn't require any accessible units because they're not proposing an increase in the number of units. She said one of the 13 spaces could be so designated. Mr. Bealer recommended painting that first space from building accordingly. Ms. Deyé noted that the building itself wasn't so conducive to disabled tenants, the narrow hallways offered as one example. Mr. Miller wondered about the value of a handicapped space where no such tenants were anticipated, expecting an unused space. Mr. Lauter wondered who'd monitor its use. Ms. Deyé said, "the owner".

Mr. Reppert asked if the lot required a shade tree. Mr. Miller felt it did. Ms. Deyé argued her client's position of "existing conditions", preferring instead to creating a buffer and shade with the climbing vines. She said they also doubted the viability of a tree. She described adequate space along the property borders for the ivy, in a series of "puncture holes… evenly spaced". Mr. Miller asked about wall-mounted or street lights. Ms. Deyé noted a wall pack on the neighboring building casting light in the area, leaving open the possibility of adding some to her client's. Asked about the variances granted, Mr. Miller reported that the required tree wasn't covered. He said the Board was shown a similar version of the plan, but missed that issue. He thought the "existing condition" position plausible; no new impervious cover was proposed, and the City Engineer hadn't expressed any run-off concerns. He said, if a new proposal, he'd certainly recommend sending it back to the Zoning Office. Mr. Reppert indicated his satisfaction with the effort, but noted the authority of the Ordinance, and felt it only added to their tenants' quality-

of-life to enhance the property through additional landscaping. Mr. Miller noted the loss of one space for a shade tree still provided for the required twelve, per the Ordinance. Mr. Reppert thought a tree would have better survival chances than the proposed window boxes, which require maintenance. Mr. Lauter cautioned against ignoring the proposed ivy, which in his own yard tends to die back in severe winters.

Mr. Lauter moved to approve the optional plan for the 115-117 South Fourth Street parking lot, conditioned on the continued maintenance of the proposed landscaping, and exploration of additional landscaping opportunities. Mr. Palka seconded. And the Commission voted unanimously to approve the optional plan for 115-117 South Fourth Street.

Resolution #47-2007

Review the **final** land development plan for the **Reading Citadel/Intermediate High School**, a proposed conversion of the vacated St. Joseph Medical Center campus roughly bounded by North Eleventh, North Thirteenth, Elm and Walnut Streets. [1:16.03]

Mr. Krall mentioned "significant progress" made since the last presentation. Of the traffic patterns and signalization changes proposed, he reported that City Council had passed resolutions for new signals at North 12th and Elm Streets and North 13th and Elm, and ordinances for direction changes on North 12th and Walnut Streets. He said the Department of Transportation, however, denied the North 13th and Elm signal for lack of warrant, it not meeting the daily traffic volume required. Mr. Miller wondered if that information was based on models, later deemed inaccurate, they'd be restudied under actual conditions. Mr. Krall said the School District understands the need to reconsider the traffic within a couple years of opening the School. He said they still expect the Department to grant the North 12th and Elm Streets signal. He said the erosion and sedimentation controls and sewer planning requirements have been satisfied. He said the televised utility inspection has uncovered the previous unknowns, now shown on the plan. He alluded to a few "non-technical" issues yet to be resolved with the Planning Office.

Mr. Bealer asked about the municipal improvements agreement. Mr. Krall acknowledged, saying the draft estimate had been forwarded to the City Engineer, earlier that day. While not including the estimated cost of the traffic signals, he said it would be updated once permitted. Ms. Mayfield hoped to have completed the process in-time for a plan endorsement at the September meeting.

Mr. Bealer asked for an update on the demolition progress. Mr. McKissick reported the Medical Office Building leveled first, the Birch Street Garage also down, the power plant, boiler plant, and stack down, with activities moving more internally now. He noted views of the Chapel open for the first time since 1958, and the arrival of bracing structures for the façade preservation. He said they'll be moving onto the "C Wing" shortly, about $4.5 million in demolition work having been performed already, when counting the environmental abatements; underground tank removal, asbestos, mercury and lead remediation. He said the "A and B wings" have been completely gutted, and are about ready for the contractors to begin renovations. He hoped to solicit those bids in the next 7-8 weeks. He said their structural engineer also designed the shoring of Lancaster's Watt and Shand Building.

Mr. Miller suggested a motion granting final approval on the conditions of resolving the remaining Planning Office requirements and comments, those of the Department of Public Works, and updating the traffic plan with the latest developments from the Department of Transportation and legislative references to the City Council actions regarding traffic modifications. Mr. Krall indicated his acceptance of those conditions. Mr. Reppert moved to approve the plan, under the conditions stated. Mr. Palka seconded. And the Commission voted 4-0-1 to approve the Reading Citadel/Intermediate High School final plan, Mr. Raffaelli abstaining.

Resolution #48-2007

Mr. Raffaelli thought it presumptuous of the School District to progress so far into the project without consulting the Planning Commission; the acquisition of private property, full-scale demolition, expenditures for design services, etc. He said there has to be more interplay between agencies having authority over land use. Mr. Miller noted a statutory requirement (§303.a.1 of the Pennsylvania Municipalities Planning Code) to consider the input of municipal planning agencies when siting and opening new schools as a matter of comprehensive planning.

Review the **final** land development plan for **Evergreen Community Power - Power House Expansion**, a biomass-fueled power house and related improvements proposed at that parcel known as 800 South Street. [1:33.56]

Mr. Fell offered a final plan he said was consistent with the Commission's approval in May (actually April). He recalled the requested phased-approval, owing to the then-lack of finality in the design of accessory structures. He said the Department of Environmental Protection approved the "air plan" in June, allowing construction to commence. He reported the site excavation and installation of foundation piles well underway. He

said the latest plan finalizes the designs of auxiliary systems, including the cooling towers, pollution controls, and fuel unloading and handling systems.

Mr. Bealer asked about the building heights as it concerns the Reading Regional Airport, and required lighting. Mr. Fell believed the stack design to have been approved at the 220-foot height, as opposed to the maximum 275 feet previously approved by the Zoning Hearing Board, and below the height required for such lighting.

Mr. Bealer asked about the status of sewage permitting. Mr. Fell said it had been submitted, and the 30-day comment period completed, still waiting for the final answer.

Mr. Reppert asked about the comments from Public Works. Mr. Miller called it a reiteration of previous comments regarding the sanitary sewage and industrial discharge requirements, and the possible modification to the South Fifth and Laurel Streets intersection. He asked if that was still planned, and about any adverse effect to the corner property. Mr. Fell said it'd be limited to a relocation of utility and traffic signal poles. Mr. Miller observed that trucks turning right (south) from Laurel Street do enter the on-coming (northbound) travel lane of South Fifth, but felt it manageable because of the limited traffic in that lane.

Ms. Mayfield asked about the municipal improvements agreement. Mr. Miller thought it limited to new connections to the storm sewer and the still uncommitted intersection modifications. He assumed the electrical upgrades to be between United Corrstack and the Metropolitan Edison Company. He said there's not much newly proposed, and most of the final planning requirements were satisfied with the last submission. He asked if there were any issues with his review. Mr. Fell said not, having already supplied most of the requested documentation.

Mr. Palka asked about the entrance for construction vehicles. Mr. Fell answered the South Street plant entrance via the "Industrial Collector", though currently talking with their neighbor, Eagle Distributing Company, about a second, temporary entrance from the north. He acknowledged it would require an update to the erosion and sedimentation control plan.

Asked if the intersection modification required a plan presentation, Mr. Miller suggested it might, especially if requiring a City Council action. He said that modification would be an 'off-site improvement', for Corrstack's own practical considerations.

Mr. Bealer moved to approve the final plan, pending the approval of required sanitary sewer permits, and the changes required by the Planning Office and Department of Public Works. Mr. Reppert seconded. And the Commission voted 4 to 1 to approve the Evergreen Community Power final plan, Mr. Raffaelli casting the dissent.

Resolution #49-2007

~~Review the **final** land development plan for the **Reading Eagle Company – Addition for New Press and Operations**, a proposed addition to the newspaper production facility on those parcels known as 317-339 Penn Street. [0:00.00]~~

- see acceptance of the agenda, above -

Review the **final** land development plan for **Sotto Properties LLC** (formerly known as **All Green Lawn & Tree Care**), a proposed building at that parcel known as 1853 North Third Street. [1:55.13]

Following a discussion of possible plan shortcomings that could lead to tabling, Mr. Kramer acknowledged that was his expectation. He introduced the owners, and described the project location. He indicated the existing, fenced-in "roof shelter" housing landscaping supplies and equipment, the extent of the macadam surfacing, and the green spaces left along the embankment. He proposed a gardening/landscaping-oriented business, a reduction in the existing asphalt coverage, and new storm drains to connect with the storm sewer. Of the vacated Thorn Street, he noted the access shared with the neighboring Glidden Company to the east. He said they were in the process of petitioning for title to their half of the former right-of-way, and establishing a cross-access easement with Glidden. He indicated the common access via Bern Street. He proposed ten off-street parking spaces, with larger-than-required dimensions to accommodate the larger vehicles of their anticipated customers. He indicated concrete pads for propane tanks, necessary to fuel their forklifts.

Mr. Dautrich reported that he had provided the Fire Marshal the requested data on materials to be stored, and the protection measures within the building. He said the erosion and sedimentation control plan is under review by the Conservation District.

Sal Sottosanti distributed photographs of a typical LESCO, Inc. service center (actually the Lancaster, PA location), vending everything necessary for the professional landscaper. Mr. Miller asked if the stores were open to the general public. Sal Sottosanti said homeowners could purchase some tools, but that many of the materials

carried required a license to purchase. Mr. Miller asked about special security measures. Sal Sottosanti mentioned site lighting, in addition to whatever LESCO, handling their own security systems, intends.

Mr. Bealer asked their thoughts on the Centre Avenue utility pole being hit by turning trucks. He recommended its relocation. Mr. Kramer offered to contact the Metropolitan Edison Company.

Mr. Kramer recognized revisions to be made, hoping to return in September with a "clean" plan fit for approval.

Mr. Lauter questioned the building elevations and landscaping plans. Mr. Dautrich said he'd provide lighting and landscaping drawings in September, and would attempt to gather more architectural detail from LESCO. Sal Sottosanti expected a layout similar to that shown in the pictures. Mr. Miller suggested the apparent masonry units be upgraded with something more textured. Sal Sottosanti deferred to LESCO, who will pull their own building and signage permits. Mr. Lauter focused on the appearance facing the Centre Avenue/Bern Street intersection. Sal Sottosanti assured the Commission he'll be "decking out the corner" with something eye-catching, fitting of the business focus and its reputation. Mr. Kramer felt the five-foot grade differential from the intersection, combined with the remaining shrubbery, would make the rooftop most evident. Sal Sottosanti confirmed that the building height was only 18 feet, grade level to peak. Mr. Miller recommended incorporating the clerestory windows (shown in the pictures), for their appearance and the mood inside the building. Sal Sottosanti suggested a security concern, for the additional access points. After continuing discussion of façade treatments, Mr. Dautrich offered to provide more detail.

Mr. Miller asked about the developer's timing issues. Sal Sottosanti reported that LESCO must occupy the building by February 28th, or the deal is off. He said the recent Deere & Company acquisition of LESCO (announced February 19, 2007) complicated matters, since they want to suspend new expansions. He felt an approval in September should leave enough construction time.

Sal Sottosanti resisted the idea of a landscaping plan for the limitations it could put on his creativity. He said Sal's Landscaping is one of the best businesses of its kind in the County, having won the *People's Choice Award* three years running. Mr. Miller characterized the landscaping plan as a statement of intent and quantity, more than an exact form and placement, recognizing typical changes between the time civil engineers prepare plans and landscape architects finish them. Mr. Raffaelli said the Commission looks closer at the effectiveness of screening around parking lots and other required areas, especially where light intrusion is of concern. Mr. Miller suggested they provide a basic plan, recalling the requirement to buffer uses in the zoning district.

Mr. Reppert moved to table the plan. Mr. Lauter seconded. And the Commission voted unanimously to table the Sotto Properties LLC plan.

Review the **preliminary** land development plan for **AutoZone Store No. 4603**, a subdivision and automotive parts retail store proposed for that parcel known as 600 Greenwich Street. [2:30.51]

Ms. Wagerer presented modified plans showing landscaping added, including trees and shrubs between the off-street parking and Greenwich Street. She said the driveway had been relocated west of its originally-intended location opposite the entrance to the Reading Station Outlet, to prevent potential conflicts. She noted other changes made per the requirements of the Zoning Ordinance. Mr. Miller said the Ordinance intends that shade trees be placed within parking areas to break up the mass of asphalt, suggesting curbed islands instead of the border plantings shown. Ms. Wagerer expected AutoZone would resist any reduction in off-street parking. She indicated additional shrubbery positioned around the free-standing signage, adding that AutoZone itself would obtain the required permits following the land development process. She said the building would be constructed in masonry, and painted. She showed photos of the standard store model, and confirmed that AutoZones are limited to the retail sale of automobile parts, not offering any related services or repairs.

Mr. Raffaelli asked about security lighting. Ms. Wagerer questioned the need. She reported that the stores do operate seven days a week. The members noted other locations on Lancaster and Perkiomen Avenues.

Ms. Wagerer explained the interior connections to the Reading Plaza mall; two common driveways and island proposed, with loading and trash collections in the rear. Mr. Raffaelli criticized the connections designed for potential cross traffic. More discussion followed on the interior circulation of the Reading Plaza, the placement of existing buildings and access around them.

Mr. Miller noted the localized flooding issues in the vicinity. Ms. Wagerer, recalling the direction from the City's "One-Stop" meeting, reported the design grades raised for the building and parking areas. She said the existing billboard is under a lease agreement through 2014.

Mr. Miller, awaiting comments from the County Planners, advised tabling, but suggested the Commission consider allowing a final plan presentation in September. He felt the required corrections feasible, but reminded that the shade trees should be repositioned according to the Zoning Ordinance language.

Mr. Bealer moved to table the plan. Mr. Lauter seconded. And the Commission voted unanimously to table the AutoZone Store No. 4603 plan. Mr. Miller said that, even if AutoZone intends to apply for its own permits, signage details and graphics should still appear on the plan, as the Commission has authority for review. He said it could, at least, save AutoZone "a trip". He said revised plans should be submitted as 'final', with the applicable fees, and in compliance with section 403 of the Subdivision and Land Development Ordinance.

Other business:

Minutes: [2:56.23]

Mr. Bealer noted a typographical error on the second page. Asked about the letter to be drafted by the Planning Office and advising City officials of required Planning Commission reviews, Mr. Miller asked for additional time to focus on it, hoping to provide it by the next meeting. Mr. Lauter moved to accept the July 10, 2007 meeting minutes, with the requested correction. Mr. Palka seconded. And the Commission voted unanimously to approve the July 10th minutes.

Resolution #50-2007

possible violation-Lauer's Park Elementary School sidewalk/wall installation on North Third Street [3:01.11]

Mr. Bealer noted that the work had finally begun, but looked nothing like the representation to the Commission. He remembered two separate retaining walls with landscaping in-between them, as opposed to the one being constructed. He said the District was supposed to return with a specific presentation, and never did. He questioned the lack of apparent erosion and sedimentation controls. Mr. Miller agreed that it looked poorly managed.

Mr. Bealer moved to direct a Planning Office inquiry of the status of building permits and Conservation District approval. Mr. Lauter seconded. And the Commission voted unanimously to make the inquiry.

Resolution #51-2007

agreement to extension-Birchcraft Kitchens Land Development Plans [3:06.50]

Mr. Miller reported Birchcraft's request by email, dated August 2nd, to extend the deadline to October 12th, pending City Council's action on Madison Avenue. A petition to vacate the adjacent section was introduced to Council by ordinance the previous night. And a vote is anticipated in two weeks.

Mr. Lauter moved to grant the requested extension of time "for approval of a plat", allowed under §508 of the Pennsylvania Municipalities Planning Code, and according to the procedure prescribed under its subsection (3). Mr. Palka seconded. And the Commission voted unanimously to extend the Birchcraft Kitchens plan deadline to October 12th.

Resolution #52-2007

agreement to extension-Cotton Street Subdivision [3:08.17]

Mr. Miller said the Berks County Redevelopment Authority, by email August 10th, requested an additional three months to resolve legal issues related to the subdivision an abandonment of the alley.

Mr. Palka moved to grant the requested extension of time "for approval of a plat", allowed under §508 of the Pennsylvania Municipalities Planning Code, and according to the procedure prescribed under its subsection (3). Mr. Lauter seconded. And the Commission voted unanimously to extend the Cotton Street plan deadline by three months.

Resolution #53-2007

agreement to extension-Reading Eagle Company – Addition for New Press and Operations [3:09.29]

Mr. Mayfield read the Reading Eagle's request for an additional thirty days, while their zoning appeal is reviewed.

Mr. Reppert moved to grant the requested extension of time "for approval of a plat", allowed under §508 of the Pennsylvania Municipalities Planning Code, and according to the procedure prescribed under its subsection (3). Mr. Palka seconded. And the Commission voted unanimously to extend the Reading Eagle plan deadline by thirty

days.

Resolution #54-2007

§303 recommendation-Antietam Valley Municipal Authority – sewer line abandonment [3:12.03]

Mr. Miller reported that representatives of the Antietam Valley Municipal Authority had recently approached the "One-Stop" forum about taking City sanitary sewer customers from the vicinity of Fairview Street, between South 20th and 21st, constructing a new pump station and their diverting flows to the Mount Penn treatment plant. He noted the Commission's opportunity to advise City Council on such a move, as it relates to Comprehensive Plan 2000. He had no additional details, other than a plan showing the proposed force main. He said the Municipalities Planning Code directs the Commission to comment on actions related to sewer lines, relative to the Comprehensive Plan, where Policy 8.2 suggests adding additional customers, for the fiscal and environmental advantages. He said he believes there to be an active lease agreement in place, as well. Mr. Lauter wondered what was motivating the request. Mr. Miller wasn't sure, but thought the timing have something to do with development proposed on the former Perkiomen Avenue Filter Beds. He thought the Commission might want additional input before making policy statements, but hoped to keep the Commission from being bypassed again. Mr. Lauter felt the City should avoid losing sewer customers, unless there was some clear benefit to the City. Mr. Miller considered environmental, fiscal and legal arguments against the move, and offered to communicate those concerns to City Council, albeit with the limited information at-hand.

Mr. Lauter moved to direct staff to communicate the Commission's concerns to City Council. Mr. Bealer seconded. And the Commission voted unanimously to forward the recommendation to Council, per §303 of the Pennsylvania Municipalities Planning Code.

Resolution #55-2007

The Commission moved unanimously, and simultaneously, to adjourn the August meeting, 5 to 0. – 10:25 pm.