

**Minutes**  
**Regular meeting of the City of Reading Planning Commission**  
**February 22, 2011 at 7:00 pm**

**Members present:**

Ermete J. Raffaelli, Chairman  
Brian Bingaman, Vice Chairman  
Michael E. Lauter, Secretary  
Wayne Jonas Bealer, Assistant Secretary  
Brian J. Burket

**Staff present:**

Andrew W. Miller, Planning Office  
Michelle R. Mayfield, Department of Law  
Charles M. Jones, Department of Public Works

**Others present:**

Peter C. Eisenbrown, Ludgate Engineering Corporation  
Brandon R. Graham, RBS Development, LLC  
Suzanne Bloom, Alvernia University student  
David A. Kostival, Reading Eagle Company

Chairman Raffaelli called the February meeting to order, and asked for acceptance of the agenda. He noted the relocation to the Planning Office conference room, due to City Council's use of the Penn Room. Mr. Lauter moved to accept the February 22nd agenda. Mr. Bingaman seconded. And the Commission voted unanimously to accept the February agenda.

**Subdivision and Land Development:**

Lancaster Avenue Super Market – final subdivision and land development plan [0:00.51]

Mr. Eisenbrown distributed smaller copies of the plan's latest revisions, and gave a brief description of the project. He said they've made progress since the last presentation, including an approved erosion and sedimentation control plan (from the Berks County Conservation District) and an agreement on the amount of the municipal improvements agreement (from the Department of Public Works). He said they're still waiting on the highway occupancy permit for the proposed driveways (from the Pennsylvania Department of Transportation). He thought most everything else identified by the Planning Office had been corrected and asked for conditional approval, that they may settle on the property and begin demolition. Ms. Mayfield said the developer made "every effort", and felt a conditional approval would be appropriate. She expected the remaining permissions to be in place by the time they record the plan. The Commission members discussed some other minor issues.

Mr. Bealer moved to approve the final plan, conditioned on PennDOT occupancy permit, completion of the municipal improvements agreement, a last review by the planning Office staff for verification of the corrections, and a recording of the plan prior to the issuance of any construction permits. Mr. Lauter seconded. And the Commission voted unanimously to conditionally-approve Bottom Dollar Foods' "Lancaster Avenue Super Market" final plan.

**Resolution #19-2011**

Mr. Raffaelli recognized a pattern of better cooperation from developers coming from outside the Reading area, compared with a resistance to the process from the more local ones. Mr. Graham appreciated the guidance throughout that process.

**Other business:**

review the draft December 28, 2010 meeting minutes [0:10.22]

Mr. Bealer noted one grammatical error.

Mr. Bingaman moved to accept the December meeting minutes, as corrected. Mr. Bealer seconded. And the Commission voted unanimously to accept the December 28th meeting minutes.

**Resolution #20-2011**

review the draft January 25, 2011 meeting minutes [0:12:18]

Mr. Miller mentioned some additional detail for the attendance record.

Mr. Lauter moved to accept the January meeting minutes, as corrected. Mr. Burket seconded. And the Commission voted unanimously to accept the January 25th meeting minutes.

**Resolution #21-2011**

review the draft 2010 Planning Commission Annual Report [0:13:35]

Mr. Miller explained that the highlights are areas reserved for updates and last-minute edits. He invited supplemental information from the Commission, and asked for updates to the 'community involvement' section. Mr. Burket identified a typographical error. Mr. Raffaelli questioned the number of unrecorded projects, and enforcement efforts. Ms. Mayfield mentioned efforts to remedy the building-permitting process. Mr. Lauter noted the required update to the Comprehensive Plan, and asked about efforts to do so. Mr. Miller characterized it as dependent on resources available. He repeated his opinion that it has limited utility as a regulatory document, and instead functions as a policy statement. He felt it could be edited and updated in its current form.

Mr. Lauter moved to approve the Planning Office's draft of the annual report for 2010. Mr. Burket seconded. And the Commission voted unanimously to approve the draft 2010 annual report.

**Resolution #22-2011**

Mr. Bingaman moved to adjourn. Mr. Lauter seconded. And the Commission voted unanimously to adjourn the February 22nd meeting. - 7:31p