

**Minutes**  
**Regular meeting of the City of Reading Planning Commission**  
**October 25, 2011 at 7:00 pm**

**Members present:**

Ermete J. Raffaelli, Chairman  
Brian J. Burket, Vice Chairman  
Michael E. Lauter, Secretary

**Staff present:**

Andrew W. Miller, Planning Office  
Frederick T. Lachat III, Department of Law

**Others present:**

Kent D. Morey, SSM Group Inc.  
Dennis C. Kohl, Carpenter Technology Corporation  
David A. Kostival, Reading Eagle Company

Chairman Raffaelli called the October meeting to order. Mr. Lauter moved to accept the October 25th agenda. Mr. Burket seconded. And the Commission voted unanimously to accept the October agenda.

**Subdivision and Land Development:**

Building 147 ESR Storage Building (Carpenter Technology Corporation) – final land development plan [0:00.00]

Mr. Morey described the project as a storage building to be located next to Building 84, subject of some recently-approved expansion plans. He said it will measure approximately 22 feet by 120 feet in length, and be used exclusively for material storage. Mr. Miller said the size and intended use exempt the plan from formal erosion control and sewage facilities planning requirements. He said the County Planning Commission issued its review earlier that day, offering only the typical reminders. He said the City Engineer emailed his satisfaction, leaving some minor edits per the Planning Office review as the only outstanding issues. He said an improvements agreement would not be required.

Mr. Burket moved to approve the final land development plan, subject to the revisions required by the Planning Office. Mr. Lauter seconded. And the Commission voted unanimously to approve the “Building 147 ESR Storage Building” final plan.

**Resolution #82-2011**

Building 118 – Proposed Expansion (Carpenter Technology Corporation) – final land development plan [0:03.58]

Mr. Miller clarified that a final plan and waiver are being considered, whereas the agenda read ‘preliminary’. Mr. Morey described some of the previous steps taken: a City zoning map change from Residential 1 (R1) to Heavy Manufacturing (HM), a note describing the waiver with the requested conditions, Muhlenberg Township’s approval and endorsement and a City zoning permit. He offered 16 signed plan sets. Mr. Miller agreed with the recollection. He said all that needs to be added is the Chair’s signature and a resolution number, and continued to recommend that land development review be waived on the previously-discussed conditions.

Mr. Lauter moved to waive the City’s review of the Building 118 expansion plan, conditioned on Carpenter providing the City with (1) copies of all correspondence from other regulating agencies, (2) an opportunity for the City Engineer to review the stormwater and utility plans, (3) two full copies of the record plan set, certified and stamped, and (4) standard review and permitting by the City’s building inspectors. Mr. Burket seconded. And the Commission voted unanimously to waive its review of the “Building 118 – Proposed Expansion” plan, on the aforementioned conditions.

**Resolution #83-2011**

**Other business:**

review the draft September 27, 2011 meeting minutes [0:11.50]

Mr. Lauter moved to accept the September meeting minutes, as presented. Mr. Burket seconded. And the Commission voted unanimously to accept the September 27th meeting minutes.

**Resolution #84-2011**

Mr. Miller, considering the 2012 meeting schedule, mentioned one conflict; Christmas Day is a *fourth Tuesday*. Following some discussion, the members present agreed to advertise the third Tuesday in December, subject to room availability.

Mr. Burket, representing the Commission on the recently-formed legislative-redistricting committee, asked about his company at a first meeting scheduled that coming Thursday. Mr. Miller noted that Wayne Bealer had been appointed as the Commission's second representative following Brian Bingaman's resignation.

Mr. Burket moved to adjourn. Mr. Lauter seconded. And the October 25th meeting was adjourned by the Commission's general consent. - 7:21p