

**Conditional Use Hearing  
Zoning Amendment  
Carpenter Technology  
Council Chambers  
Tuesday, September 20, 2011  
5 p.m.**

Mr. Spencer, President of Council, called the hearing to order and stated that the City of Reading City Council received a zoning request from Carpenter Technology to rezone a portion of a property located in the City, recorded at Deed Book Volume 1914, Page 0112, in the Berks County Recorder of Deeds office, having a parcel identification number of 530814427905, bounded by Leiczs Bridge Road and State Route 12 and currently constituting a portion of the R-1 Zoning District, shall henceforth constitute a portion of the H-M, Heavy Manufacturing Zoning District.

**Attending:** City Councilors Spencer, Sterner, Reed, Waltman, Marmarou, Goodman-Hinnershitz, City Clerk Kelleher, Legal Specialist Lachat, City Planner Miller

Mr. Spencer asked Mr. Lachat, Esquire, City Legal Specialist, to conduct the hearing.

Mr. Lachat outlined the hearing procedure.

Ms. Kelleher provided the applicant's legal counsel, Keith Mooney, Esquire, with a copy of the property packet.

**I. Testimony from Applicant**

Mr. Mooney stepped to the podium and introduced Carpenter Technology Project Manager Kent Morey.

Mr. Lachat announced that the hearing was advertised in accordance with the PaMPC. He reviewed other procedural requirements from the property packet. He inquired if Mr. Mooney objected to having the property packet entered into the record as an exhibit. Mr. Mooney did not object and the property packet was entered into the record as Exhibit 1.

Mr. Mooney stated that Carpenter Technology has been purchasing properties around their main facility. The parcel under consideration is located within the fenced area and is zoned R-1 (low density residential) . He said that this parcel adjoins the main parcel which is zoned HM (heavy manufacturing). He displayed a map and a diagram showing the parcel and its location to Council and those in the audience, as it is difficult to comprehend where this parcel is located from the written description in the ordinance and the notice. He explained the property's intersection with Muhlenberg Township, where the largest part of the parcel is

located in. He stated that in Muhlenberg Township this parcel is zoned as Industrial.

Mr. Mooney stated that as required by the City's procedures, a public hearing was held with affected residents on August 22<sup>nd</sup> at the Barley Snyder Office at 2 pm. He stated that some residents attended and asked questions but there were no overall objections. He stated that one resident had questions and concerns regarding storm water erosion. Mr. Mooney explained that it is expected that the proposed project for this Carpenter Technology site will decrease the amount of storm water erosion. The property owner accepted the explanation. He added that another property owner near the site has been in discussions with Carpenter Technology about the purchase of this parcel and those discussions are continuing. This particular piece of property is a vacant lot. The owner originally planned to build his plumbing business on this site.

Mr. Mooney stated that the rezoning will allow Carpenter Technology to expand their operations. However, he stated that this expansion will have a minimal affect on the residential properties. He noted that the Carpenter Technology facility is not located near the residential properties in Riverdale. He stated that the new project will provide Carpenter Technology with the ability to finish steel via an emersion process which also will act as a quality control procedure for the finished steel. This process will enable Carpenter Technology to be sure the material manufactured matches the specs required by the contract.

Mr. Morey explained that this project will not create additional traffic in the Riverdale area. He explained that the main entrance and exit points will remain the same (entrance off Hartman's Road behind Met Ed on Rt. 61 and exit onto Cathedral Street near First Energy Stadium).

Mr. Marmarou inquired about the number of affected residential properties. Mr. Mooney stated that only six (6) residential properties are within the affected area and those residents have not filed any objections.

Ms. Reed noted that many residents were confused by the description on the notice. Mr. Morey agreed that the description left the reader confused; however, clarification can be obtained by looking at a map.

Ms. Reed inquired if any residential properties will be directly impacted. Mr. Morey stated that they should not feel any adverse affect. He described the additional buffering and landscaping that will be required around the perimeter of the site.

## **II. City Staff Testimony**

Mr. Miller, from the City's Planning Department, stated that the Planning Commission reviewed the application at their August 23<sup>rd</sup> meeting. He stated that the Commission was

initially concerned with the affect this project will have on the residential properties; however, that concern was quickly quelled after the topography and landscaping requirements were reviewed. He stated that the Commission does not believe that the project will create any negative increase in capacity or intensity for this neighborhood. He noted that approximately 90% of this project is located within Muhlenberg Township. He inquired about the City Planning Commission's need to review the project plans. He stated that the Commission recommends the approval of the zoning change.

The letter from the County Planning Commission is located in the agenda packet. The County Planning Commission also recommends approving the zoning change.

### **III. Public Comment**

Mr. Lachat opened the floor for public comment. There were approximately 10 residents in the audience but no one expressed the desire to comment about the proposed zoning change or project described.

### **IV. Rebuttal from Property Owner**

Mr. Mooney declined the right to make any statements of rebuttal.

Mr. Spencer announced that Council will consider the enactment of the zoning change ordinance at their Regular Meeting on October 10<sup>th</sup>, following the required advertisement period.

The hearing was adjourned.

*Respectfully submitted by Linda A. Kelleher CMC, City Clerk*