

**BOROUGH OF WEST READING
PLANNING COMMISSION**

WEDNESDAY, JANUARY 4, 2017

The West Reading Planning Commission met for their regular meeting on Wednesday, January 4, 2017 at Borough Hall with the following persons present: Chair Philip Wert, Jennifer Bressler, Christin Kelley, Terry Siggins, Oswald Herbert, Cindy Madeira, Administrative Assistant, Cathy Hoffman, Borough Manager. Vice Chair Christopher Lincoln and Nicholas Imbesi were unable to attend.

Visitors: Tom Unger, SDE
Kevin Hughes, Lofts at Narrow
Jay Esterly, Esterly Concrete
Dan Gring, D&B Elite
Frank Cocuzza, Property Owner
Valentin Rodriguez, Jr., Mayor

Mr. Wert called the meeting to order at 7:02 p.m.
There was no public comment.

Approval of the Minutes

Moved by Ms. Kelley and seconded by Mr. Siggins to approve the minutes of December 7, 2016.
Motion carried.

Lofts at Narrow – 701 Reading Avenue

Mr. Unger distributed his review letter concerning the Lofts at Narrow with regard to updated plans pertaining to lighting, zoning, parking and landscaping. The following plans were presented by Mr. Hughes:

Sheet D-01 Parking Plan and Zoning Data
Sheet D-01.1 Truck Traffic Circulation Plan
Sheet D-02 Site Lighting Plan
Sheet D-03 Site Landscaping Plan

It was noted that current parking is sufficient, conditioned upon inclusion of 44 future parking spaces for future development plans. SDE states the Planning Commission could consider moving the plan to Borough Council for final approval. **Moved by** Mr. Siggins and seconded by Mr. Herbert to recommend to Council the approval of the parking, lighting, landscaping and traffic circulation plans. **Motion carried.**

Esterly Concrete Addition – 401 Elm Street

Mr. Gring provided Impact Engineering Group's request for land development waiver for a proposed 21'x42' building addition based on the following planning characteristics of this project:

- The building addition is proposed on top of existing impervious surfaces and therefore there will be no increase in stormwater runoff.
- The building addition will not cause any increase in vehicle traffic on the site.
- The building addition will not cause any increase in visitors to the site.
- The building addition will not cause any increase in employees on the site.
- The building addition will not cause any increase in water usage or sewage flows.

- There are no other proposed modifications to the site or modifications to areas within public road right-of-way.
- The building addition complies with zoning dimension requirements.

Mr. Unger stated that based on his preliminary review of the submitted plans, the project meets zoning and setback requirements, no plumbing modifications are planned, and the impact is minimal to none. Therefore he did not oppose the waiver of land development. **Moved by** Mr. Herbert and seconded by Ms. Bressler to recommend to Council a waiver of land development requirements for this project. **Motion carried.**

NEW BUSINESS

Medical Marijuana

Recent inquiries have been received by the Code Enforcement Department with an interest in opening medical marijuana facilities in close proximity to Reading Hospital. Mr. Unger provided a sample zoning ordinance addressing PA Act 16 for permitting by PA Department of Health of medical marijuana growers/processors and dispensaries. The two individual uses may not be located upon the same parcel of land. 1) Dispensary use must maintain a 1,000' isolation distance from any school or daycare center. Ms. Kelley recommended the General Business District as a potentially suitable district for this use. 2) Growers/Processors is classified by the state as an industrial use. Mr. Unger suggested the Light Industrial District as a potentially suitable district for this use. Mr. Unger will provide an ordinance specific to West Reading to proceed along with additional zoning ordinance updates. A second zoning hearing will need to be scheduled since the Mini Cell Tower hearing is scheduled at the end of the month.

General Code Ordinance Review

The review of the codified ordinances will continue with Chapters 83 through 110 at the February meeting.

Adjournment

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Cindy Madeira
Administrative Assistant