

**BOROUGH OF WEST READING
PLANNING COMMISSION**

WEDNESDAY, JANUARY 8, 2014

The West Reading Planning Commission met for their regular meeting on Wednesday, January 8, 2014 at Borough Hall with the following persons present: Chair Philip Wert, Vice Chair Terry Siggins, Deborah Hutcheson, Kim Collins, Christopher Lincoln, Christin Kelly, Zoning Officer Tracey Levering and Terry Naugle (Great Valley Consultants). Maxine Goodwin was unable to attend.

Mr. Wert called the meeting to order at 7:02 p.m. and welcomed new member Christin Kelly to the Commission.

PROPOSED REVISIONS TO THE ZONING ORDINANCE

The fifth revision of the proposed Zoning amendments was distributed, with the text shown in purple. A copy is attached to these minutes.

The most recent changes include the following:

Section 138 – Time Limitations – Mr. Naugle said that this section establishes time limits regarding Special Exceptions and Conditional Uses, and specifies that if twelve months elapse and the proposed use has not been implemented or the construction begun, the approval will expire unless an extension is granted.

Mr. Naugle also explained that a variance, special exception or conditional use is bound to the property not the owner, therefore it doesn't matter who owns the property.

Section 202 – Definitions - "Gazebo" has been added to the 'Accessory Building' definition.

Section 403 – Accessory Buildings and Structures – The wording "or structure that is not part of a fence" has been added to stipulate that it would not be allowed in the required front yard of a lot.

Section 414 – Temporary Structures and Uses – Subsection (iii) has been modified to denote that toilet facilities are not required when it is a temporary structure such as a tent. Subsection (v) has been added to deal with signage for a temporary use, allowing a sign to remain for the duration of the permit.

MOBILE FOOD VENDING

Food trucks were discussed and it was noted that because they are not tied to property, they cannot be regulated under zoning. Mrs. Levering noted that they would have to be listed under solicitation because they are currently prohibited under sidewalk sale regulations.

After some discussion it was generally felt that food trucks should be integrated into the Borough in some manner, keeping in mind the existing food establishments along the Avenue. It was suggested that perhaps they could become part of the Second Friday events (formerly First Thursdays) and that the Business Association and West Reading Community Revitalization Foundation should become involved.

It was also suggested that other municipalities be contacted to see how mobile food vending is handled elsewhere such as Phoenixville, Drexel, etc.

The Commission also discussed mid-block crosswalks and traffic calming with regard to pedestrian issues on Penn Avenue. Community Supported Agriculture was also briefly discussed.

Moved by Mr. Lincoln and seconded by Ms. Kelley to recommend to Council the amendments to the Zoning Ordinance, as noted in the revisions of 9/24/13 to 1/3/14, pending the Solicitor's review. **Motion carried.**

The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Cathy Hoffman
Administrative Assistant