

**BOROUGH OF WEST READING
PLANNING COMMISSION**

WEDNESDAY, APRIL 3, 2019

The West Reading Planning Commission met for their regular meeting on Wednesday, April 3, 2019 at Borough Hall with the following persons present: Chair Philip Wert; Vice Chair Christopher Lincoln; Nicholas Imbesi, Christin Kelley, Daniel Horman, Joseph Scoboria, Oswald Herbert, Jennifer Bressler, Terry Siggins; Engineer Tom Unger; Borough Manager Cathy Hoffman and Assistant to the Manager Cynthia Madeira.

Visitors: Mark McNash, Reading Hospital
Christopher Heinly, L&H Signs
Mekena Messer, L&H Signs

Mr. Wert called the meeting to order at 6:03 p.m.

There were no public comments.

Approval of Minutes

Mr. Herbert noted omission of the illegal driveway access discussion. Commissioners agreed to add notation of this discussion to the minutes. Motion to approve the March 6, 2019 minutes with the noted addendum.

Moved by Mr. Imbesi and seconded by Mr. Lincoln. **Motion carried 8-0.**

New Business

- a. **Building 202 Signage** – Christopher Heinly provided an overview of the proposed Tower Health signage at the Knitting Mills Building 202. The Tower Health logo would be illuminated with a dimmable halo effect at the top of the building and the Tower Health name illuminated at the entryway similar to signage surrounding the Tower Health campus. Due to the proximity of residential dwellings, foot-candle information was requested.

Motion to recommend that Council approve the Conditional Use Application for proposed Tower Health signage at the Knitting Mills Building 202. **Moved** by Mr. Imbesi and seconded by Mr. Herbert. **Motion carried 8-0.**

Additional sign applications were recently submitted to the Code Department for the existing unpermitted billboard type signs along the first floor entrance to Vanity Fair. In an effort to include approval of these applications in conjunction with the scheduled Conditional Use Hearing on April 16, 2019, Commissioners reviewed sign dimension information provided in the February 20, 2019 sign application denial letter. Provided the Zoning Officer can review and confirm the applications submitted match the information provided in the denial letter, Commissioners agreed to recommend approval of the existing billboard signs.

Motion to recommend that Council approve the existing billboard signage along the first floor entrance to Vanity Fair as depicted in the February 20, 2019 denial letter. **Moved** by Mr. Imbesi and seconded by Mr. Herbert. **Motion carried 8-0.**

- b. **Illegal Driveway** – Commissioners reviewed a draft notice of violation pertaining to an unpermitted driveway accessing an undedicated roadway within the Borough. Mr. Unger noted a meeting earlier in the day with the owner of the property and the owner's willingness to correct the error. Mr. Unger recommended abstaining from mailing the notice of violation for one month to allow time to determine a solution, if at that time a solution has not been agreed upon a recommendation letter could be mailed with options to block access of this driveway until approval is granted.

Terry Siggins joined the meeting at 6:52 p.m.

- c. **Transient Retail Ordinance** – Commissioners reviewed the Solicitor's comments and discussed the various aspects of mobile vending. It was decided to table further review of these ordinance

amendments until further suggestions/research can be completed to regulate mobile vendors such as an ice cream truck, lunch trucks and determent of long-term vending on a commercial property.

- d. **Zoning Discussion** – Mr. Unger provided an updated zoning map that included the rezoning as previously discussed and the addition of lot lines for the Villa’s Development. Mr. Unger also provided suggested revisions to the definitions of impervious/lot coverage including a list of various sections that would need to be revised. The draft amendments will be provided to the Solicitor for review and comment and then to the Berks County Planning Commission for their review and comment.

Mr. Unger and Mr. Imbesi departed the meeting at 7:37 p.m.

- e. **Rental Ordinance** – Commissioners discussed Airbnb’s and the difficulty to regulate these temporary, private transactions. Review of the rental ordinance was tabled until next month, which will begin at Section 355-9 and continue through Section 355-12.

Adjournment

The meeting adjourned at 8:03 p.m.

Respectfully submitted,

Cynthia Madeira

Assistant to the Manager