

**BOROUGH OF WEST READING
PLANNING COMMISSION
AUGUST 4, 2021**

The West Reading Planning Commission met for their regular meeting on Wednesday, August 4, 2021 at 6:00 p.m. at Borough Hall with the following persons present: Chair Philip Wert; Vice Chair Christopher Lincoln; Members Jennifer Bressler, Daniel Horman, Cody Rhoads, and Maria Napoli; Interim Borough Manager Dean Murray; Borough Secretary Cynthia Madeira; and Zoning Officer Cathy Hoffman.

Visitors Denise Drobnick, Resident

Mr. Wert called the meeting to order at 6:04 p.m.

Public Comment

There was no public comment.

Approval of Minutes

Motion to approve the July 7, 2021 minutes. **Moved** by Mr. Lincoln and seconded by Mrs. Bressler.

Motion carried.

Zoning Ordinance Amendments

Mr. Wert noted that a preliminary zoning ordinance amendment has been drafted and staff members are working with Phil Ashear of Systems Design Engineering concerning the mixed-use development with residential uses over retail that faces shopping streets amendment. It was recommended to include the following recently discussed zoning ordinance amendments:

1. Definition of Undeveloped Lot
2. Definition of Convenience Store
3. Definition of Artificial Grass
4. Definition of Rope Lighting for possible inclusion under Performance Standards

Animal Ordinance Amendments

The proposed amendments to Chapter 152 'Animals' that were discussed last month were reviewed and discussed for further clarity. The following definition changes were recommended:

Fence	The exclusion of electric fencing as an acceptable containment method was suggested. The following sentence was added to this definition: 'Underground electric or wireless fences are not considered a barrier against passage.'
Restraint	The first phrase was restated as: 'Control of an animal by physical means so that it remains on the premises of the owner...'

Downtown Ordinance Amendments

A proposal of professional services for the Downtown Ordinance Amendments for a hybrid Form-Based Code has been received from Derck & Edson. Funding for these services projected at \$73,000 would hopefully come from the state through Senator Schwank and Representative Rozzi's office. The proposal will be shared with Commission members.

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Façade Grant

Mr. Wert reported the West Reading Community Revitalization Foundation's receipt of a \$25,000 DCED façade grant for primarily Penn Avenue improvements.

Adjournment

Motion to adjourn the meeting at 6:50 p.m. Moved by Mr. Lincoln and seconded by Mr. Rhoads. Motion carried.

Respectfully submitted,

Cynthia Madeira
Borough Secretary