

**BOROUGH OF WEST READING  
PLANNING COMMISSION  
OCTOBER 6, 2021**

The West Reading Planning Commission met for their regular meeting on Wednesday, October 6, 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, Maria Napoli, Zachary Shaver (arrived at 6:39 p.m.), Terry Siggins, and Kacie Rodriguez; Borough Manager Dean Murray; and Borough Secretary Cynthia Madeira.

**Visitors**            None

Mr. Wert called the meeting to order at 6:02 p.m. and welcomed the newest member, Kacie Rodriguez.

**Public Comment**

There were no public comments.

**Approval of Minutes**

Motion to approve the August 4, 2021 minutes. **Moved** by Mr. Lincoln and seconded by Mrs. Bressler. **Motion carried.**

**Zoning Ordinance Amendments**

Mr. Wert noted previous conversations regarding the integration of mixed-use development with residential uses over retail for the areas of:

- Penn Avenue: Central and General Business Districts
- 100 block of South Fifth Avenue: Central Business District
- 000 blocks of North and South Sixth Avenue: Central Business District
- Reading Avenue from the traffic circle to Eighth Avenue: General, Light Industrial, Central and Residential Professional Districts
- South Third and Fourth Avenues to Cherry Street: Central and General Business Districts
- Buttonwood Street: Light Industrial, Institutional and R-2 Districts

Mr. Ashear of Systems Design Engineering requested feedback as to implementing these changes either by special exception or conditional use. Commission members agreed that conditional use would be the preferred course of action since the intent is to promote these types of uses in the noted areas. It was also agreed to allow mixed-use development by right in the Residential Professional District. Mr. Ashear will be requested to draft these ordinance amendments.

**Animal Ordinance Amendments**

The following solicitor comments were reviewed with regards to the proposed amendments to Chapter 152 "Animals":

Domestic Animal Definition	It was recommended to add the word "Domestic" in front of the word "Animal" throughout the ordinance. The word "Domestic" will be added to "Animal" whenever a cat or dog is being referenced.
Fence Definition	It was recommended to add a reference that fences must comply with the "Artificial fence regulations". Reference to zoning regulations will be added to this definition.
Leashed Definition	It was recommended to alter this definition to "Leash" and add a separate definition for "Leashed". The definition of "Leashed" will be modified and a separate definition of "Leash" will be added.
Owner Definition	It was noted that a definition of "Person" had not been provided and that the reference to custody for three or more days be removed for enforcement purposes. The definition will be modified by removing "for three (3) or more consecutive days".

Restraint Definition	It was recommended to add a definition for “Control” because the term is used throughout the ordinance. The recommended definition will be added to the proposed amendment.
Restraining Animal Exception	It was recommended to clarify whether Domestic Animals may be tethered within a fenced area without supervision. The exception will be modified from restrained to tethered and a separate reference will be added to note that tethering is not required within a fenced area. The recommended additional note regarding violations to nuisance regulations will be added.

**Zoning Definitions**

The following ordinance definition additions were discussed:

Undeveloped Lot	A lot which does not contain a dwelling or any other building, but which may contain utility services.
Undeveloped Parcel	Any parcel which has not been altered from its natural state by the construction, creation, or addition of impervious area.  <i>Guidance from the Zoning Officer is needed to continue discussions of the two undeveloped definitions.</i>
Convenience Store	Three definitions were reviewed and a compilation of the options chosen to describe establishments located within the Central Business District. “A retail business that stocks a limited range of household goods and groceries and may be part of a gas/petrol station.”  <i>The Zoning Officer will be asked for her interpretation of the establishment currently located at Fifth Avenue and Franklin Street that is primarily a residential area. Possibly a definition of ‘Neighborhood Market’ would also be needed.</i>
Artificial Turf	Two definitions were reviewed and it was decided to use: “A surface of synthetic fibers made to look like natural grass.”
Rope Light	Two definitions were reviewed with the intent of being used in future design standards to minimize light pollution that is generally caused by rope style accent lighting within the business corridor. Lighting design standards for the cities of Ardmore, West Chester and Bryn Mawr were recommended to be reviewed.

Review of the rental ordinance was tabled until next month. It was recommended to review the memorandum from the solicitor.

**Adjournment**

Motion to adjourn the meeting at 7:52 p.m. **Moved** by Mr. Lincoln and seconded by Mr. Siggins. **Motion carried.**

Respectfully submitted,

Cynthia Madeira  
 Borough Secretary