

**BOROUGH OF WEST READING  
PLANNING COMMISSION**

**WEDNESDAY, FEBRUARY 1, 2017**

The West Reading Planning Commission met for their regular meeting on Wednesday, February 1, 2017 at Borough Hall with the following persons present: Chair Philip Wert, Vice Chair Christopher Lincoln, Jennifer Bressler, Christin Kelley, Terry Siggins, Oswald Herbert, Cathy Hoffman, Borough Manager, Cindy Madeira, Assistant to the Manager. Nicholas Imbesi was unable to attend.

**Visitors:** Kevin Flannery, Equus Capital Partners  
Robin Horman, Property Owner  
Reporter, Reading Eagle  
Valentin Rodriguez, Jr., Mayor

Mr. Wert called the meeting to order at 7:04 p.m.  
There was no public comment.

**Vanity Fair Outlets**

Mr. Flannery reported land development plans have been submitted to the Borough of Wyomissing and as a courtesy he is attending this Planning Commission meeting to keep us abreast of their plans/progress with more information to be provided at next month's meeting. An existing site plan and masterplan was provided to members of the board illustrating UGI's plans to occupy building 105. Buildings 101, 102 and 103 will be removed to create additional parking. Most of the existing outlet merchants are planning to remain and pending an agreement with Reading China and Glass move into this existing building known as 202. Plans are underway to create office space on the top three floors of building 202. Mr. Flannery stated the anticipated time frame in obtaining permit approvals would be the end of 2<sup>nd</sup> quarter 2017.

Mr. Herbert inquired as to ownership of the 8<sup>th</sup> Avenue street extension North of Hill Avenue. Mr. Flannery stated he was unsure but in viewing the County's Tax Parcel website Mrs. Hoffman said it appears this would be Equus Capital Partners property.

Ms. Kelley inquired as to any contact with neighboring property owner/developer, Kevin Hughes. Mr. Flannery stated an easement agreement was obtained prior to settlement in December 2016 allowing both owner's access to this throughway between the properties.

The Mayor requested Mr. Flannery also attend a Council meeting to share their plans with Council. Mr. Flannery stated he would accommodate and noted the West Reading portion of the project is primarily façade improvements and not land development other than lot line consolidations.

Mr. Lincoln inquired as to the Borough of Wyomissing requiring a traffic study. Mr. Flannery stated he is anticipating this request and prepared to satisfy upon request. Mr. Lincoln requested sharing the study with the Borough of West Reading should one be performed and Mr. Flannery agreed.

### **Medical Marijuana**

Tom Unger of Systems Design Engineering provided a final draft copy of a zoning amendment to incorporate medical marijuana regulations into the zoning ordinance. The suggested definitions shall be inserted per SDE's recommendation. A dispensary use is to be permitted in the General Business district and the grower/processor use permitted in the Light Industrial district. A map of the Borough illustrating the four schools/daycare centers and the 1,000 feet isolation distances as required for a dispensary use illustrates minimal potential locations. Also discussed the timing of advertising the proposed zoning amendments. It was decided that this should be delayed to allow further discussion about additional items to be amended.

### **Approval of the Minutes**

The January 4, 2017 minutes to be approved during the March meeting.

### **General Code Ordinance Review**

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

### **Adjournment**

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Cindy Madeira  
Assistant to the Manager