

**BOROUGH OF WEST READING
PLANNING COMMISSION**

JANUARY 7, 2026

The West Reading Planning Commission met for its regular meeting on Wednesday, January 7, 2026, at 6:00 p.m. at Borough Hall with the following persons present: Chairman Philip Wert; Vice Chairman Christopher Lincoln; Members Daniel Horman, Ryan Lineaweaver; Zoning Officer and Code Department Manager Chad Moyer; Borough Manager Randall Miller. Members Zanna Liendecker, Jennifer Bressler and Kacie Rodriguez were not in attendance.

Visitors

Mark Evans, Derck & Edson via Zoom
Nicholas Johnson, Johnson Environmental Engineering via Zoom
Troy Spade, Systems Design Engineering via Zoom

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

Agenda Amendment

A motion to add reorganization of the Planning Commission to the agenda was made by Mr. Lineaweaver and seconded by Mr. Horman. **Motion carried 4-0.**

Reorganization

Mr. Lincoln moved to elect Phil Wert as the Chairman of the Planning Commission. This was seconded by Mr. Lineaweaver. Having no additional nominations, Mr. Wert called for the vote. All those present voted unanimously for Mr. Wert as Chairman.

Chairman Wert then called for nominations for Vice-chair. Mr. Lineaweaver moved to elect Chris Lincoln as the Vice-Chairman of the Planning Commission. This was seconded by Mr. Horman. Having no additional nominations, Chairman Wert called for the vote. All those present voted unanimously for Mr. Lincoln as Vice-Chairman.

Public Comment

There were no public comments.

Approval of Minutes

Motion to approve minutes of the November 5, 2025, meeting. **Moved** by Mr. Lincoln and seconded by Mr. Horman. **Motion carried 4-0.**

New Business

a. **Stormwater design standards**

Mr. Johnson discussed updates on stormwater alternatives that could be aligned with civic spaces. He presented a PowerPoint presentation that identified BMP (best management practice) options that could realistically be incorporated into the Borough's SALDO and Stormwater Ordinance.

Under existing requirements, all additional impervious development would need to be managed. The question comes when we look at trying to reduce impervious coverage for development or re-development.

Mr. Johnson noted that the Borough is currently compliant with the DEP standards, and we have submitted our renewal to extend our existing permit for 5 years. He also noted that the DEP is still working on changes to future requirements. Mr. Johnson told the members that the Borough can adopt MS4 and Act 197 requirements that are more restrictive than the DEP requires.

Mr. Lincoln indicated that it makes sense to go beyond what is required. Anything that the Borough requires to help eliminate impervious surfaces will be beneficial to both the Borough and the Wyomissing Creek watershed.

Members discussed how to proceed with asking developers to reduce impervious surfaces when they are already non-compliant. Some type of metric would need to be established for incentivizing developers to reduce impervious surface run-off by adding BMPs, civic spaces, or doing both.

Mr. Johnson noted that Reading Hospital is a great example of what can be accomplished. Their “T” building added green-roof technology and civic space that doubled as a stormwater BMP.

Of the possible options outlined in Mr. Johnson’s PowerPoint presentation, the members agreed that Option #1 was the best choice. “Developers and Redevelopers will need to manage stormwater on the lot for all impervious surfaces above the existing allowed by the Zoning Ordinance (i.e., a site is 100% covered, ZO allows for 70% means 30% of the site will need SWM).”

It was also expressed that compliance would be allowed at ‘off-site’ locations through a fee in lieu of payment plan, whereby the Borough would have a planned interment or civic space area for handling runoff. This could be via a conditional use process that would reward developers for reducing impervious surface runoff, adding BMPs and/or civic space locations.

It was decided that the consultants would prepare ordinance language for the Planning Commission to review. This would likely take several months and would not be an agenda item next month.

b. Results from Mark Evans’ Civic Space Survey

Mr. Evans reviewed the results of the email survey he conducted last week. Planning Commission Members were asked to decide among 4 ideas (picture format) for eight categories:

Civic spaces as streetscapes; Civic spaces as pocket parks; Civic spaces with water features; Civic spaces as greens; Civic spaces as plazas; Civic spaces as a market; Civic spaces as a gathering place; Civic spaces as a square.

With the exception of Civic space as a market, the other seven design ideas garnered support from the planning commission. This gives Mr. Evans ideas about what design language could be written into the Borough’s ordinances for incentivizing developers to add civic space and stormwater improvements that might justify certain reductions in the impervious coverage standards within the Downtown Overlay District.

This discussion will help Mr. Evans to draft language for updating the Borough’s SALDO.

The consultants departed Zoom at 7:20 p.m.

c. Games of Skill Regulations

Mr. Moyer noted the Commonwealth of Pennsylvania Supreme Court has heard arguments on ‘Games of Skill’ machines. The Court will likely make a decision as to whether these machines are gambling devices to be regulated within the first quarter of 2026. The Planning Commission will table any further discussions until a decision is rendered.

Mr. Lincoln left the meeting at 7:28 p.m. Since he was one of four, and the required quorum was no longer present, the meeting was adjourned.

The remaining members briefly discussed the Quality of Life Violation Regulations.

Respectfully submitted,

Randall Miller
Borough Manager