

**BOROUGH OF WEST READING
PLANNING COMMISSION
JUNE 3, 2026**

The West Reading Planning Commission met for its regular meeting on Wednesday, June 3, 2026, at 6:00 p.m. at Borough Hall with the following persons present: Chairman Philip Wert; Vice Chairman Christopher Lincoln; Members Daniel Horman, Jennifer Bressler, Charlie Wanyo, Ryan Lineaweaver; Zoning Officer and Code Department Manager Chad Moyer; Borough Manager Randall Miller.

Visitors

Mark Evans, Derck & Edson – Planners and Architects
Nicholas Johnson, Johnson Environmental Engineering
Pamela Stevens, Systems Design Engineering
Troy Spayd, consultant with SDE
Maria A. Napoli, resident
Xander Koch, Scout working on his Communications Merit Badge

Mr. Wert called the meeting to order at 6:03 p.m. He stated that the most recent meeting was back in January.

Public Comment

There were no public comments.

Approval of Minutes

Motion to approve minutes of the January 7, 2025, meeting. **Moved** by Mr. Lincoln and seconded by Mr. Horman. **Motion carried 5-0.**

New Business

- a. The members discussed the appointment of a Secretary for the Planning Commission. Manager Miller was asked to continue as recording secretary.
- b. **Stormwater design standards**

Mr. Evans gave a recap of the past actions taken for stormwater and civic space development. The Planning Commission reviewed and agreed to the designs of civic space and stormwater areas for the locations that would benefit from allowing up to 100% impervious coverage.

Under the Borough's current zoning, lot coverage is limited to between 70% and 80%, depending on the zoning location. As it stands today, many of these lots are already approaching 100% coverage. Making amendments to the SALDO and Stormwater Ordinance could allow for other lots to approach this 100% coverage. The question being, how can we allow for more than 70% coverage, and under what condition or circumstance can we allow it; what design criteria should be implemented for civic space and/or stormwater control?

Chairman Wert posed a more philosophical question. Stormwater does not care where the property lines are, do we? To accomplish the Borough's stormwater goals, everyone needs to help. The issue is that not all property owners can accomplish the goals on their site.

Mr. Johnson stated that any new impervious development would be subject to existing stormwater requirements and would be limited. It is the coverage that is already over the currently allowed 70% impervious that could benefit from an allowance to the full 100% coverage.

Mr. Evans and Mr. Johnson discussed updates on stormwater alternatives that could be aligned with civic space improvements. They presented a PowerPoint presentation that identified ways to make this allowance available to developers. The possibility of "conditional use" approval has been discussed. By

having the Borough Council set, or possibly negotiate, conditions for civic space and/or stormwater enhancements, a lot owner may be allowed to reach 100% impervious coverage, or a portion greater than currently allowed.

Chairman Wert questioned whether a conditional use process would be the best, since it could slow the process down, and may add additional work for the Council.

Mr. Lincoln indicated that it makes sense and could work, but the question is how to make it work. In addition, what if the developer decided that he was fine with the current coverage and had no desire to increase coverage, or decided he did want to increase the coverage, but did not desire to add civic space or additional stormwater conveyances? It had been proposed that a “fee-in-lieu” could be used to develop funds for the Borough to add civic space enhancements or stormwater conveyances in the future. 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.

The consultants reviewed the slides of the PowerPoint. Definitions and parameters were reviewed. Mr. Spayd identified possible alternatives for use in determining how stormwater could be handled or how civic spaces could be included.

Ms. Stevens noted that a Conditional Use process gets the Council involved in the conversations with the developer, and could lead to a better solution for all.

The Members discussed with the consultants how this could be handled, and how the Borough’s Ordinances would need to be updated to accomplish the general ideas discussed. Chairman Wert noted that the solicitor should be asked how these changes could be implemented. In particular, what performance standards would need to be adopted.

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. If approved by Council, continued research and draft ordinances would include:

- Prepare GIS analysis of applicable parcels and impervious coverage
- ZO §455-105 to 111: Write lot coverage standards for the Downtown Overlay Zone districts to allow higher coverage
- Stormwater Ordinance §309: Review and confirm minimum Development Project Area standards
- Stormwater Ordinance §309: Prepare stormwater standards to support the objectives of these stormwater and civic space mitigation measures
- Land Development Standards §400-38 Community facilities, recreation and open space - Establish standards for civic space mitigation measures that are eligible to allow higher lot coverage

- Land Development Standards 400-35 for Stormwater management: Establish standards for stormwater mitigation measures that are eligible to allow higher lot coverage

Motion to recommend to Borough Council the added cost of \$1,200 to prepare GIS for the Stormwater and Civic Space changes to the Ordinances. **Moved** by Mr. Lincoln and seconded by Mrs. Bressler. **Motion carried 5-0.**

Motion to recommend to Borough Council on a time and material basis to have the consultants facilitate the development of Fees, Standards, and language for the amendments to the ordinances. **Moved** by Mrs. Bressler and seconded by Mr. Horman. **Motion carried 5-0.**

Mr. Johnson and Mr. Spayd departed the meeting at 7:42 p.m.

c. **Quality of Life Regulations**

Mr. Moyer noted there were no updates to the Quality of Life Violations regulations.

However, Mr. Moyer brought up discussions from seminars at the PSAB conference; in particular, Data Center updates. These Data Centers can now be scaled to smaller locations, and many Boroughs are concerned. Mr. Moyer noted that West Reading's Zoning Ordinance does not discuss or define Data Centers. Mr. Moyer and Mr. Miller discussed the "Curative Amendment" process and how this can be used to amend the Zoning Ordinance.

Borough Council will be asked to declare the Zoning Ordinance deficient and enter the Curative Amendment process. This will allow the entry of definitions, guidelines, locations, and parameters for Data Centers in the Borough. Mr. Wert asked that borough staff review the Zoning Ordinance and look for any other deficiencies that can be updated. Mr. Evans brought up that the uses and definitions for Light Industrial should also be updated.

It was noted that Solicitor Joan London has drafted an amendment for Washington Township on this issue. She will be asked to provide their amendment as a draft for West Reading to use.

Mr. Evans left the meeting at 7:58 p.m.

- d. The Members continued to discuss other zoning issues. There was no substantive action.

Parks & Recreation prohibited conduct was not discussed.

Quality of Life Violation Regulations were briefly discussed.

The meeting was adjourned at 8:03 p.m. **Moved** by Mr. Lincoln and seconded by Mr. Horman. **Motion carried 5-0.**

Respectfully submitted,

Randall Miller
Borough Manager