

BERKS COUNTY PLANNING COMMISSION
BERKS COUNTY SERVICES CENTER
633 COURT STREET, 14TH FLOOR.
READING, PA 19601-4309

December 13, 2023

MINUTES

1. CALL TO ORDER

Chairwoman Jodi L. Gauker called the monthly meeting of the Berks County Planning Commission to order at 3:02 p.m. The meeting was held on Wednesday, December 13, 2023, as a virtual meeting using the platform Microsoft Teams.

The following members were present:

Jodi L. Gauker, Chairwoman
Christopher J. Spohn, Vice Chair
Lisa Gonzalez, Secretary
Glenn R. Knoblauch
Thomas C. McKeon, AICP, CEcD
Lee C. Olsen, AIA, NCARB

Also Attending:

David N. Hunter, Sr., AICP, Executive Director
David N. Peris, Assistant County Solicitor
Ashley J. Showers, Assistant Director
Shailyn Hernandez, Administrative Assistant
Beth Burkovich, GIS Analyst
Michael D. Golembiewski, Transportation Modeler
Taylor Lawrence, Planner II
Laura Mursch, Intergovernmental Planner III
Alan D. Piper, Transportation Planner III
Richard L. Royer, Design Planner
Matthew McGough, Transportation Planner III
Michelle Franklin, Subdivision Planner III
Cheryl Auchenbach, Community Planner III
Devon Hain, Transportation Planner II
Amanda Timochenko, Transportation Planner II
Jaime Perez, Berks County Redevelopment Authority
Derek Harris, Economic Development Coordinator
Kim Fies, Deputy Director of Berks County Dept. of Ag.
Emily Wangolo, Executive Director of Berks County Dept. of Ag.
Jeremy Zaborowski, Berks County Industrial Development Authority
Sarah Phillips, Irish Creek
Diane Bujnovsky, Berks County Industrial Development Authority
Carl Long, County IS
Melissa Lewis, County IS

2. PUBLIC COMMENT

There was no public comment.

3. REPORT OF OFFICERS AND COMMITTEES

A. Executive Director's Report

Executive Director Hunter conducted a presentation that highlighted the Berks County Planning Commission 2023 accomplishments. In conclusion, Mr. Hunter discussed upcoming meetings.

B. Appointment of Nominating Committee

Glenn R Knoblauch, Lee C. Olsen, and Thomas C. McKeon were appointed to the nominating committee.

MOTION: Christopher J. Spohn made a motion to approve the appointees for the nominating committee. The motion was seconded by Lisa Gonzalez and passed unanimously.

C. Staff Reports

a. **Shanice Ellison**

257 – 259 South 4th Street – Hamburg Borough

The proposal was submitted as a Preliminary/Final plan. The site is located within an Existing Development area. The proposal for the subdivision, one annexation and two semi-detached dwellings is consistent with the Berks County Comprehensive Plan 2030 Update. The proposal is adding an exterior front porch for both properties, a patio and deck in the back of the property which are keeping the existing garages. The properties are being demolished and then reconstructed, adjusting the lot lines.

Discussion ensued regarding the plan and the site area.

b. **Michelle Franklin**

Vistas at Riverside – Union Township

The proposal was submitted as a Preliminary plan, and it is located along the east side of Red Corner Road between East Main Street (S.R.0724) and Hallman Road in Union Township. It is proposed as a Planned Residential Development with 101 single family units, 88 semi-detach units, and 104 townhouse units. The site is in an Existing Development area, a Future Growth area, and an Environmental Hazard area. The Environmental Hazard area is identified within the area of the 100-year floodplain associated with a tributary of the Schuylkill River and the Schuylkill River. The proposal indicates that utilities and a street will be placed

within this area. The remaining area is within the Future Growth and Existing Development areas. The proposal for the 293-unit residential development with public water and sewer service and associated site improvements within the Existing Development and Future Growth areas is consistent with the Berks County Comprehensive Plan 2030 Update. Improvements within the floodplain is not encouraged.

Discussion ensued regarding the plan and the site area.

4. CONSENT AGENDA

A. Approval of November 8, 2023

B. Reports for Approval

- Land Development & Subdivision Activity Report/Summary
- Endorsed Land Development & Subdivision Activity

MOTION: Thomas C. McKeon made a motion to approve the Consent Agenda. The motion was seconded by Christopher J. Spohn and passed unanimously.

5. STAFF, STAKEHOLDER AND BOARD MEMBERS REPORTS

A. Matthew McGough – Congestion Management Process

Mr. McGough went over a PowerPoint presentation on the Congestion Management Process, which is all about congestion on our roadways. He went over the history of congestion management planning in Berks County, what exactly is congestion management, some of the regional goals and objectives, some mitigation strategies, and some measures of how Staff looks at the transportation corridors and evaluates them.

Discussion ensued on transportation and traffic cameras in Berks County.


B. Jeremy Zaborowski – Industrial Development Authority

Mr. Zaborowski went over the Berks Industrial Development Authority's (IDA) active projects and what the Authority will focus on in 2024. Mr. Zaborowski also provided an update on the progress of Berks Park 183 in Bern Township and the various funds given to the IDA for upcoming projects and programs.

Discussion ensued on different sources of fundings for the IDA sites.

6. ADJOURNMENT

MOTION: Christopher J. Spohn made a motion to adjourn the meeting at 4:23p.m. The motion was seconded by Thomas C. McKeon.



Jodi L. Gauker, Chairwoman



Lisa Gonzalez, Secretary