

MINUTES

1. CALL TO ORDER

Chairwoman Jodi L. Gauker called the monthly meeting of the Berks County Planning Commission to order at 3:00 p.m. The meeting was held on Wednesday, April 12, 2023, in the Berks County Planning Commission Office on the fourteenth floor of the Berks County Services Center, Reading, Pennsylvania.

The following members were present:

Jodi L. Gauker, Chairwoman
Lisa J. Weaver, Secretary
Thomas C. McKeon, AICP, CEcD
Lee C. Olsen, AIA, NCARB
Miguel A. Herrera

Also Attending:

David Peris, Assistant County Solicitor
David N. Hunter, Sr., AICP, Executive Director
Ashley J. Showers, Assistant Director
Cheryl Auchenbach, Planner III
Shanice E. Ellison, Planner I
Michelle D. Franklin, Subdivision Planner III
Michael Golembiewski, Transportation Modeler
Taylor Lawrence, Planner II
Matthew F. McGough, Transportation Planner III
Laura F. Mursch, Intergovernmental Planner III
Alan D. Piper, Transportation Planner III
Richard L. Royer, Design Planner
Pamela Shupp-Menet, Director of Community and Economic Development
Derek Harris, Economic Development Coordinator
Jaime Perez, Housing Planner, Redevelopment Authority
Zackary Tempesco, Airport Director, Reading Regional Airport Authority
Caroline Long, Aviation Intern
Glenn Harder, Aviation Intern
Christian Leinbach, Berks County Commissioner
Michael Rivera, Berks County Commissioner
Lucine Sihelnik, Berks County Commissioner
Anne-Marie Yocom-Grill, Executive Assistant to Comm. Christian Leinbach
Lynne Burns, Executive Assistant to Comm. Lucine Sihelnik

2. PUBLIC COMMENT

There was no public comment.

3. REPORT OF OFFICERS AND COMMITTEES

A. Executive Director's Report

David Hunter began his report by updating the Planning Commission on the hiring of Jaime Perez as the Housing Planner with the Berks County Redevelopment Authority. Jaime will be working closely with the Planning Office to implement the Housing Chapter of the County Comprehensive Plan as well as the actions identified in the Imagine Berks Strategic Economic Development Action Plan.

Mr. Hunter provided an update on the Imagine Berks Regional meetings specifically meeting number four which was held the night before at the Reading County Club. The municipalities in attendance included Douglass, Lower Alsace, Exeter, Amity townships and St. Lawrence Borough as well as both the Exeter and Antietam school districts.

Additionally, Mr. Hunter discussed the success of the National Planning Conference SRPRA bus ride lead by County Commissioner's Chairman Christian Leinbach and the Authority's Executive Director Thomas Frawley. The ride encompassed the entire corridor of the proposed rail line which includes Chester County and Montgomery County.

4. STAFF REPORTS – CONSENT AGENDA

A. Shanice Ellison

i. Crossing at Maiden Creek Subdivision

The project was submitted as a Preliminary plan. The plan consists of a proposal for a 41 single-family unit development located in Maiden Creek Township. The project is proposing public water and sewer. The site is located within the Future Growth area. The proposal for the 41 single-family building lots is consistent with the Berks County Comprehensive Plan 2030.

ii. Fleetwood Borough Authority

The plan consists of a proposal for the installation of solar panels at the Fleetwood Borough Sewer Authority located in Richmond Township. The site is located within the Existing Development and Environmental Hazard area. The Environmental Hazard area is identified within the Special Flood Hazard area (100-year floodplain and floodway), as identified on

the 2012 FEMA FIRM panel 42011C0379G. The proposed solar panel is located within the identified FEMA floodplain. The Environmental Hazard areas designation in the Future Land Use section of the Berks County Comprehensive Plan states that: *“The primary purpose of this designation is to encourage their proper management and sustain their natural functions and values. In most cases, these areas should not be disturbed, nor developed, because of their natural environmental importance, the associated environmental constraints, and the substantial public interest in preventing damage due to floods, minimizing sedimentation and erosion, and enhancing water quality. The exception would be for the development of properly elevated/floodproofed buildings within redevelopment areas that are part of an economic revitalization initiative. Such redevelopment should be designed, located, and constructed to have a minimal effect upon the flow and height of flood waters and does not increase the flood hazard to properties located upstream or downstream of the redevelopment site.*

The proposal for the solar panels will be consistent with the Berks County Comprehensive Plan 2030 if the structures are kept out of the flood plain.

5. CONSENT AGENDA

A. Approval of March 08, 2023, Minutes

B. Reports for Approval

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

C. 2022 BCPC Annual Report

MOTION: Lee Olsen made a motion to approve the Consent Agenda. The motion was seconded by Lisa Weaver and passed unanimously.

6. STAFF, STAKEHOLDER AND BOARD MEMBERS REPORTS

A. Zackary Tempesco – Reading Regional Airport

Executive Director of the Reading Regional Airport, Zackary Tempesco provided an overview of the history and future of the Reading Regional Airport.

The Reading Regional airport also known as General Carl A. Spaatz Field, is a general aviation airport located three miles northwest of Reading. The airport has a rich military history, originally serving as an Army Air Force training airfield, and is colloquially named after the first Chief of Staff of the U.S. Air Force. In addition to military activity, the airport also supports corporate and business activity, air charter, training, aerial inspection and pipeline patrol, and recreational flights. The airport provides a base of operation for Quest Diagnostic and their 24 based aircrafts, which are used for transporting medical specimen.

Being an approved FFA facility, the airport has an extensive wildlife management system to allow the commercial flights access to the airport's runways. Additionally, the airport is equipped with an Engineered Material Arresting System (EMAS). EMAS uses crushable material placed at the end of a runway to stop an aircraft that overruns the runway. The tires of the aircraft sink into the lightweight material and the aircraft are decelerated as it rolls through the material.

The Airport Authority has recently gone through a restructuring and has plans for terminal expansion and business hangars so that the airport can provide and support business aviation growth. The Authority is currently working to develop an Airport Land Development Zone. The Airport seeks to achieve financial sustainability.

7. ADJOURNMENT

MOTION: Tom McKeon made a motion to adjourn the meeting at 4:05 p.m. The motion was seconded by Miguel Herrera.

Jodi L. Gauker, Chairwoman

Lisa Weaver, Secretary