

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

November 8, 2023

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, November 8, 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 Weaver, Secretary
Glenn R. Knoblauch
James C. McCarthy, P.E.
Thomas C. McKeon, AICP, CEcD
Lee C. Olsen, AIA, NCARB
David N. Hunter, Sr., AICP, Executive Director
David N. Peris, Assistant County Solicitor

Also Attending:

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
Pamela Menet, Deputy CAO, Director of Economic Development
Derek Harris, Economic Development Coordinator
Ken Pick, Executive Director, Berks County Redevelopment Authority
Kim Fies, Deputy Director of Berks County Dept. of Ag.
Emily Wangolo, Executive Director of Berks County Dept. of Ag.
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 began his report by announcing that the Planning Commission will be relocating to the County's South Campus building in early 2025. Mr. Hunter noted that a nominating committee will be appointed at the December meeting.

Additionally, Mr. Hunter discussed the schedule for the 2024 BCPC meetings. The meetings will continue to be held in person the 1st month of each quarter and the rest of the monthly meetings will be held virtually. There was a discussion on meeting in person more often, with the conclusion being to remain in person for the 1st month of each quarter.

In conclusion, Mr. Hunter discussed the Utility Scale Solar Advice final update and the changes that were made before sending out to the Commissioners and Municipalities.

B. STAFF REPORTS

a. **Michelle Franklin**

Arbour Green Apartments – Amity Township

The proposal is located on the West side of State Route 662 and Pine Forge Road. This is the 5th time it has been submitted for review, the previous submissions were for age restricted communities, but this proposal is not. The new proposal is for a total of 118 apartments, dispersed in 2 four-story buildings with 44 units each, and a 3rd building with 30 units, and a total of 52 townhomes. It is consistent with the County's Comprehensive Plan since it is in a Future Growth Area.

b. **Michelle Franklin**

Reserve at Blue Marsh Apartments – North Heidelberg Township

The proposal is located along the Southeastern side of Chalet Drive and North Heidelberg Road intersection. It is a 34-acre parcel of which 22.25 acres will be developed, and the remaining 11-acres will be open space area. It is proposing 8 twenty-unit buildings for a total of 120 apartment units with garage spaces for each apartment building, a dog park, a clubhouse, a pool, and a sports court. The proposal is consistent with the County's Comprehensive Plan since it is in

Designated Growth and Rural Conservation. The Designated Growth area will be the portion developed and the Rural Conservation area will be the open space area. They will need an access easement to get a direct access into the site from North Heidelberg Road.

Discussion ensued regarding the plan and the site area.

4. CONSENT AGENDA

- A. Approval of October 11, 2023 Minutes
- B. Solar Advice Handout
- C. 2024 Fee Schedule Update Memo and the Proposed 2024 Fee Schedule
- D. Reports for Approval
 - Land Development & Subdivision Activity Report/Summary
 - Endorsed Land Development & Subdivision Activity

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

5. STAFF, STAKEHOLDER AND BOARD MEMBERS REPORTS

A. Ken Pick – Executive Director, Berks County Redevelopment Authority

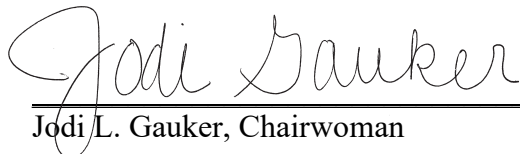
Mr. Pick began his presentation by giving a little history, background, and functions on the Berks County Redevelopment Authority. Mr. Pick went on to inform the Board of the various programs and current projects that the Berks County Redevelopment Authority are involved in now.

Mr. Pick also discussed the South Campus building owned by the Berks County Redevelopment Authority and how the space is being utilized to provide office space for the County. He also discussed the important project of the Redevelopment Authority working with the County in finding spaces for Magisterial District Justice offices for the years to come.

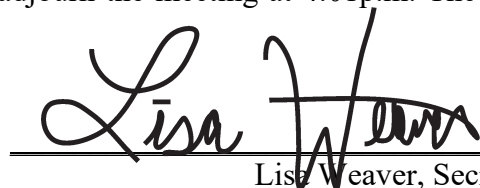
Discussion ensued about where the future is headed for the Redevelopment Authority.

6. ADJOURNMENT

MOTION: Glenn R. Knoblauch made a motion to adjourn the meeting at 4:01p.m. The motion was seconded by James C. McCarthy



Jodi L. Gauker, Chairwoman



Lisa Weaver, Secretary