

BERKS COUNTY PLANNING COMMISSION
SOUTH CAMPUS
400 E. WYOMISSING AVE., SUITE D, BOX 2
MOHNTON, PA 19540

February 11, 2026

MINUTES

1. CALL TO ORDER

Chair, Glenn R. Knoblauch called the monthly meeting of the Berks County Planning Commission to order at 3:00 p.m. The meeting was held on Wednesday, February 11, 2026, in person in the 1st floor conference room at South Campus.

2. ROLL CALL

The following members were present:

Glenn R. Knoblauch, Chair
Sarah Phillips, Vice Chair
David Mattes; Secretary
Kevin Lerch
Thomas C. McKeon, AICP, CEcD
Gavin Milligan
Carolyn Rodino

Also Attending:

Ashley Showers, Executive Director
David Peris, Berks County Assistant Solicitor
Matthew McGough, Transportation Planner III
Michelle Franklin, Planner III
Taylor Lawrence, Planner III
Rick Royer, Design Planner I
Devon Hain, Planner II
Laura Mursch Hosie, Intergovernmental Planner III
Beth Burkovich, GIS Analyst
Alan Piper, Transportation Planner III
Amanda Timochenko, Transportation Planner II
Shanice Ellison, Planner I
Thiago Correa de Almeida, Planner II
Pam Menet, Director Community and Economic Development
Mark Mohn, Gov't Affairs Director, Reading-Berks Association of REALTORS®
Jeremy Zaborowski, Director of Industrial Development Authority
Derek Harris, Economic Development Coordinator
Deb Millman, President Greater Berks Development Fund/GRCA
David Barr, City Of Reading Community and Development Director
Alex Darlington, Lyons Borough
David & Elda Robinson, Cumru Township

3. PUBLIC COMMENT

There was no public comment.

4. REPORTS OF STAFF

A. Executive Director's Report

Executive Director Ashley Showers began her report by providing updates on department staffing. Ms. Showers announced that an offer was presented to the candidate for the Assistant Director position and that they have accepted and will begin on March 4th.

Director Showers continued her report with several informational items for the Board members. Ms. Showers announced that the planning commission was awarded technical assistance from the Pennsylvania Economy League Innovation Lab pilot program. The technical assistance will aid Planning Staff in completing the Northeastern Berks Joint Municipal Comprehensive plan. Ms. Showers shared two upcoming events the Board may be interested in which included the CELG Municipal Officials Dinner on March 4th and the Commissioners State of the County Breakfast on March 20th. Director Showers discussed that the agenda for the March Board meeting would include a presentation from Transportation Staff on the Long-Range Transportation plan, as well as a presentation of the Draft Data Center Advice for municipalities. In concluding the informational updates to the Board, Ms. Showers shared an action from the Board member chats that were conducted. Specifically, a theme of increasing board engagement with planning staff and planning tasks was found. In an effort to foster this Board interaction an effort will be made to include Board members in discussion during staff reviews of major land development plans and hot button zoning ordinance amendments. Ms. Showers indicated that a follow-up correspondence will be sent to Board members regarding how and when these engagement activities would begin and be conducted.

Ms. Showers concluded her report with presentation and discussion of the Draft 2025 Annual report. Ms. Showers began with a statement that the annual report covers the implementation of our departmental plans and programs as well as the efforts of staff throughout the year. Director Showers then shared a presentation of the Draft report with the Board. Discussion regarding the content of the report ensued. Ms. Showers concluded the presentation of the annual report with a request to the Board to review the draft report and provide any feedback to staff so that the final report can be approved at the March meeting.

B. Staff Reports –

a. Thiago Almeida – Imagine Berks Comprehensive Plan – Public Outreach Survey Summary Report

Mr. Almeida provided a presentation on the 2025 results of the Public Outreach efforts for the Imagine Berks Comprehensive Plan. Specifically, Mr. Almeida shared the outreach methods used, such as the public Strengths, Weaknesses, Opportunities and Threats (SWOT) survey, community events attended and stakeholder meetings. Mr. Almeida shared that not only do we analyze the responses to the survey into themes but also where the responses come from. Primarily, we analyze the responses by the five planning regions of the County. Discussion ensued about the results of the survey and how this will be incorporated into the Comprehensive plan development.

5. CONSENT AGENDA

A. Approve January 21, 2026 Meeting Minutes

B. Approve Land Development & Subdivision Activity Report/Summary: November 19, 2025 – December 30, 2025

C. Approve Endorsed Land Development & Subdivision Activity: December 2025

MOTION: Sarah Phillips made a motion to approve the Consent Agenda as presented. The motion was seconded by Gavin Milligan and passed unanimously.

6. STAFF, STAKEHOLDER AND BOARD MEMBERS' REPORTS

A. David Barr – City of Reading Community Development Director

David Barr, Director of Community Development for the City of Reading began his presentation with a brief breakdown of his background including his role with the Department of State.

Mr. Barr then went into his presentation beginning with discussions of the City's blighted properties. Specifically, the 2019 Blight and Housing strategy. Mr. Barr discussed implementation that has occurred with this plan and what the City will now try and implement. There are 308 certified blighted properties in the City. To address the blight, the City has restructured their code enforcement department as well as conducting intensive on the ground sweeps where violations are being issued and acknowledgement of positive property maintenance as well. The City has also moved to pre-sale inspections again. There are several priority areas the City is focusing on bocks of the City where efforts are already going on and capitalize of that momentum. Additionally, the City hopes to expand the vacant property program to not just include those in foreclosure but all and through a fee that is required to be paid every 6 months motivate the owners to get the properties back in compliance for use.

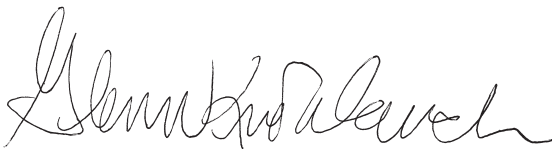
Mr. Barr then discussed what AI will mean to code enforcement in the City. The City is Planning to mobilize a program which utilizes AI property monitoring without employing more staff.

Mr. Barr provided updates about larger development projects in the City. Specifically, Super Natural Foods supermarket, the Letter of Intent with Alan Shuman for 4th and Penn buildings, as well as the Dana site development which will provide a diversified employment base rather than one larger employer.

Mr. Barr concluded his presentation with discussions of customer service in the City's planning/development process making it a more positive interaction. Mr. Barr also shared the upcoming CRIZ event in March.

8. ADJOURNMENT

MOTION: Dave Mattes made a motion to adjourn the meeting at 4:31p.m. The motion was seconded by Sarah Phillips.



Glenn R. Knoblauch, Chair



David Mattes, Secretary