



Subdivision & Land Development August 19, 2021 – September 22, 2021

Berks County Planning Commission



Types of New Development

Housing: 142 Total Units

Single Family Detached
34



Mobile Homes
108



Apartments
0



Townhouse
0



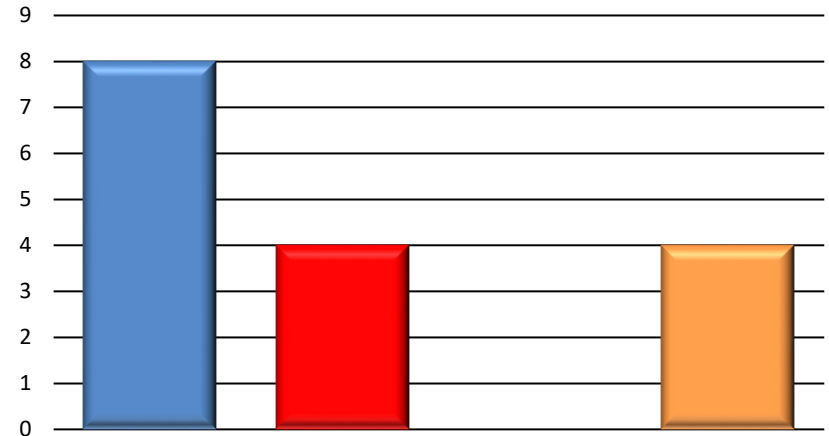
Semi Detached
0



Type of Plans Reviewed

Total
16
Subdivision/Lot Line Adjustment
12
Land Development
4
Acres
84.844

Plans Reviewed



■ Residential ■ Non-Residential ■ Agriculture ■ Other

*Other includes: Annexations, Municipal, Recreation, etc.

*Please refer to Monthly Subdivision Review Activity Report for details.

Non-Residential: 72,864 Total Square Feet

Agriculture
0



Public Quasi
0



Industrial/Warehouse
52,875



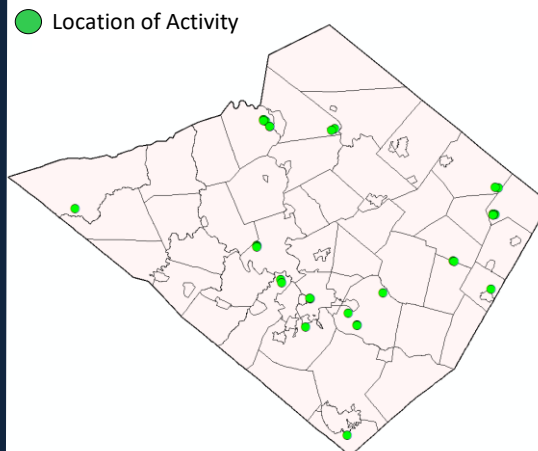
Commercial
19,989



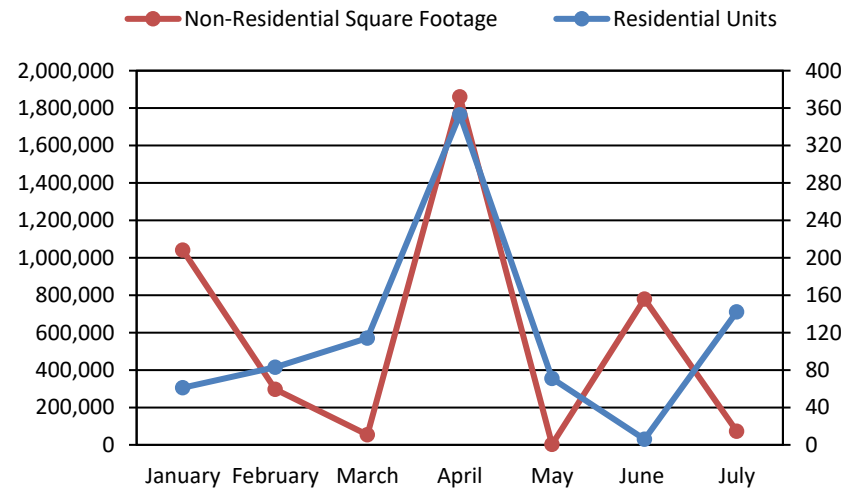
Commercial Recreational
0



Location of Activity



Year in Review: January – August 2021



	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>4</u>	<u>5</u>	<u>7</u>	<u>16</u>
<u>8/19/2021 - 9/22/2021</u>				
ACRES (Total)	49.763	287.083	106.596	443.442
(Area to be Dev) PRO - Proposed	16.649	60.761	7.434	84.844
LDP - Land Development Plan	0	2	2	4
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	3	31	0	34
Existing	0	0	2	2
SD - Semi-Detached (Duplex) - New	0	0	0	0
Existing	0	0	2	2
APT - Apartment - New	0	0	0	0
Existing	0	0	0	0
TH - Townhouse - New	0	0	0	0
Existing	0	0	0	0
MH - Mobile Home - New	0	108	0	108
Existing	0	0	0	0
CONDO - Condominium - New	0	0	0	0
Existing	0	0	0	0
COMM - Commercial - New	0	1	0	1
Existing	0	0	2	2
IND - Industrial - New	0	0	0	0
Existing	0	1	0	1
AG - Agricultural - New	0	0	0	0
Existing	0	0	0	0
OTHER - New	0	0	0	0
Existing	0	0	0	0
ANX - Annexation	1	1	2	4
RES - Residue	4	1	2	7
P - Public	0	0	0	0
QP - Quasi Public	0	0	0	0
OP - Open Space	0	4	0	4
LF - Linear Feet (Street)	0	4,176	0	4,176
Sewer - On-Lot	3	0	0	3
Existing On-Lot	0	0	1	1
Public	0	140	0	140
Existing Public	0	1	4	5
WATER - On-Lot	3	0	0	3
Existing On-Lot	0	0	1	1
Public	0	140	1	141
Existing Public	0	1	3	4

* NOTE: The acreage reported in the "Area to be Developed" line includes lands for :
Annexations, Agriculture and Open Space

BERKS COUNTY PLANNING

COMMISSION

LAND DEVELOPMENT AND SUBDIVISION

ACTIVITY

MONTHLY REPORT

August 19, 2021 to September 22, 2021

LAND DEVELOPMENTS AND SUBDIVISIONS

ACTIVITY

August 19, 2021 to September 22, 2021

SKETCH PLANS – REVIEW

1. Wentzel/Schaeffer Subdivision, Bern Township – File #7-13554

Location: Southwestern side of the Hilltop Road and Shurr Road intersection.
Applicant: P. Douglas Wentzel
Owner: P. Douglas Wentzel
Surveyor: John W. Hoffert, PLS
of Lots or Units: 1 SF, 1 Residue
Area to be Developed: 4.827
Total Acreage: 17.47
Linear Feet (street): N/A
Density: 0.114
Sewer: 1 OL
Water: 1 OL

2. Hafer/Kern Annexation 2, Exeter Township – File #21-10846

Location: Eastern side of Gibraltar Road approximately 597-feet of Hafer Road.
Applicant: Michael and Susan Kern
Owner: Michael and Susan Kern
Surveyor: Berks Surveying and Engineering, Inc.
of Lots or Units: 1 Annexation, 1 Residue
Area to be Developed: 0.774
Total Acreage: 4.099
Linear Feet (street): N/A
Density: N/A
Sewer: N/A
Water: N/A

SKETCH PLANS – REVIEW (CONT.D)

3. 5531 Oley Turnpike Road, Exeter Township – File #21-13557

Location: Southern side of Oley Turnpike Road approximately 1,000-feet northeast of the intersection with Moyer Road.

Applicant: John A. Schweitzer

Owner: John A. Schweitzer

Surveyor: C2C Design Group

of Lots or Units: 1 SF, 1 Residue

Area to be Developed: 2.44

Total Acreage: 12.4

Linear Feet (street): N/A

Density: 0.161

Sewer: 1 OL

Water: 1 OL

4. Fillman Minor Subdivision, Pike Township – File #48 & 20-13551

Location: Eastern side of Diener Road approximately 1,498-feet of Old State Road.

Applicant: Kenneth T. & Sherry T. Fillman

Owner: Kenneth T. & Sherry T. Fillman

Surveyor: John T. Aston, III, P.E., PLS

of Lots or Units: 1 SF, 1 Residue

Area to be Developed: 8.608

Total Acreage: 15.794

Linear Feet (street): N/A

Density: 0.126

Sewer: 1 OL

Water: 1 OL

PRELIMINARY PLANS – REVIEW

1. Hillside Custom Machining-Building Addition, Caernarvon Township – File #13-13185

Location: West side of Morgan Way at the intersection with Willow Glen Road.
Applicant: 131 Quarry Road, LLC
Owner: 131 Quarry Road, LLC
Surveyor: D.L. Howell & Associates, Inc.
of Lots or Units: 1 EX Industrial
Area to be Developed: 2.79
Total Acreage: 14.154
Linear Feet (street): N/A
Density: N/A
Sewer: 1 EX P
Water: 1 EX P

2. Mountain Village-Section II, Longswamp Township – File #33-409

Location: Eastern side of Walker Road with internal extensions to Barrington Road & Simsbury Drive.
Applicant: 055 MV, LLC
Owner: 055 MV, LLC
Surveyor: Bursich Associates, Inc.
of Lots or Units: 108 Mobile Homes, 4 Open Space Areas
Area to be Developed: 49.511
Total Acreage: 49.511
Linear Feet (street): 4,176
Density: 2.18
Sewer: 108 C
Water: 108 P

3. RACC Penn St. Lot Annexation, Reading City – File #49-13555

Location: Southwest side of the Penn Street & South 2nd Street intersection.
Applicant: RACC
Owner: RACC
Surveyor: Bogia Engineering, Inc.
of Lots or Units: 1 Annexation
Area to be Developed: 0.81
Total Acreage: 0.81
Linear Feet (street): N/A
Density: N/A
Sewer: N/A
Water: N/A

PRELIMINARY PLANS – REVIEW (CONT'D)

4. Chick-Fil-A Broadcasting Square, Spring Township – File #59-9119

Location: Southeastern corner of Paper Mill Road and North Meridian Boulevard.
Applicant: Chick-Fil-A
Owner: Elysian Partners
Surveyor: Colliers Engineering & Design
of Lots or Units: 1 Commercial
Area to be Developed: 1.65
Total Acreage: 1.76
Linear Feet (street): N/A
Density: N/A
Sewer: 1 P
Water: 1 P

5. Blue Heron Village, Windsor Township – File #73-13230

Location: West side of Christman Road approximately 1,500 west at Route 143.
Applicant: Station Pass, Ivan Zimmerman
Owner: Station Pass, Ivan Zimmerman
Surveyor: Berks Surveying & Engineering, Inc.
of Lots or Units: 31 SF, 1 Residue
Area to be Developed: 6.0
Total Acreage: 220.8476
Linear Feet (street): N/A
Density: 5.16
Sewer: 31 C
Water: 31 C

FINAL PLANS – REVIEW

1. Moyer Minor Subdivision, Bethel Township – File #9-13564

Location: North side of Frystown Road (S.R. 4002) approximately 700-feet northeast of the intersection with Rose Alley.

Applicant: George E. & Pearl L. Moyer

Owner: George E. & Pearl L. Moyer

Surveyor: DeVon R. Henne, PLS

of Lots or Units: 1 EX SF, 1 Residue

Area to be Developed: 3.66

Total Acreage: 32.453

Linear Feet (street): N/A

Density: 0.273

Sewer: 1 EX OL

Water: 1 EX OL

2. 603 N. Reading Avenue Minor Subdivision, Colebrookdale Township – File #16-13549

Location: Western side of North Reading Avenue approximately 808-feet of Henry Avenue.

Applicant: Two Growing Properties, LLC

Owner: Two Growing Properties, LLC

Surveyor: John T. Aston, III, P.E., PLS

of Lots or Units: 2 EX SF

Area to be Developed: 0.152

Total Acreage: 0.152

Linear Feet (street): N/A

Density: 13.157

Sewer: 2 EX P

Water: 2 EX P

3. Derek E. Mortland Subdivision, Cumru Township – File #17-13543

Location: Western side of Mountain View Road at the intersection with Sheerlund Road.

Applicant: Derek E. Mortland

Owner: Derek E. Mortland

Surveyor: John W. Hoffert, PLS

of Lots or Units: 2 EX Semi-Detached

Area to be Developed: 0.355

Total Acreage: 0.355

Linear Feet (street): N/A

Density: 5.63

Sewer: 2 EX P

Water: 2 EX P

FINAL PLANS - REVIEW (CONT'D)

4. 3901 Perkiomen Avenue LLC, Exeter Township – File #21-13552

Location: Eastern side of Perkiomen Avenue (S.R. 2021) at the intersection with 39th Street.
Applicant: 3901 Perkiomen Avenue, LLC
Owner: 3901 Perkiomen Avenue, LLC
Surveyor: Tarson, LLC
of Lots or Units: 1 EX Commercial
Area to be Developed: 0.36
Total Acreage: 0.95
Linear Feet (street): N/A
Density: N/A
Sewer: 1 EX P
Water: 1 P

5. Meitzler, Hereford Township – File #26-13553

Location: East and west sides of Dale Road at the intersection with Camp Mensch Mill Road.
Applicant: James Meitzler
Owner: James/David Meitzler
Surveyor: John T. Aston, III, P.E., PLS
of Lots or Units: 1 Annexation, 1 Residue
Area to be Developed: 1.137
Total Acreage: 23.156
Linear Feet (street): N/A
Density: N/A
Sewer: N/A
Water: N/A

6. Bass Pro Shops/Cabela's Renovation, Tilden Township – File #63-10461

Location: Southern end of the Cabela Drive terminus.
Applicant: Torgerson Design Partners
Owner: Gone Fishing (PA), LLC
Surveyor: RAA Design, LLC
of Lots or Units: 1 EX Commercial
Area to be Developed: 1.36
Total Acreage: 49.12
Linear Feet (street): N/A
Density: N/A
Sewer: 1 EX P
Water: 1 EX P

FINAL PLANS - REVIEW (CONT'D)

7. Schrack Lot Consolidation, Tilden Township – File #63-13550

Location: South side of State Street approximately 200-feet east of Maple Drive.
Applicant: Eric M. & Veronica M. Schrack
Owner: Eric M. & Veronica M. Schrack
Surveyor: The Crossroads Group, LLC
of Lots or Units: 1 Annexation
Area to be Developed: 0.41
Total Acreage: 0.41
Linear Feet (street): N/A
Density: N/A
Sewer: N/A
Water: N/A