

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

May 8, 2024

## MINUTES

### 1. CALL TO ORDER

Chairman Christopher Spohn called the monthly meeting of the Berks County Planning Commission to order at 3:00 p.m. The meeting was held on Wednesday, May 8, 2024, as a virtual meeting using the platform Microsoft Teams.

#### **The following members were present:**

Christopher Spohn, Chairman  
Lisa Weaver-Gonzalez, Vice Chair  
Glenn R. Knoblauch  
Jodi L. Gauker  
Sarah Phillips  
Thomas C. McKeon, AICP, CEcD

#### **Also Attending:**

David N. Hunter, Sr., AICP, Executive Director  
David N. Peris, Assistant County Solicitor  
Ashley J. Showers, Assistant Director  
Beth Burkovich, GIS Analyst  
Michael D. Golembiewski, Transportation Modeler  
Taylor Lawrence, Planner III  
Laura Mursch, Intergovernmental Planner III  
Alan D. Piper, Transportation Planner III  
Matthew McGough, Transportation Planner III  
Michelle Franklin, Subdivision Planner III  
Devon Hain, Transportation Planner II  
Richard Royer, Design Planner  
Shanice Ellison, Planner I  
Pam Menet, Executive Director Community and Economic Development  
Derek Harris, Economic Development Coordinator  
Jaime Perez, Deputy Director County Redevelopment Authority  
David Myers, Berks Alliance  
IS Production, IS Department  
Melissa Lewis, IS Department  
Amber Columbo, Assistant Director, WFDB  
Emily Wangolo, Executive Director Dept. of Agriculture  
Aaron Gantz, GRCA, Senior Director of Economic Development  
Kimberly Fies, Deputy Director of Agriculture  
Meghan Leshner, IS Department  
David Mattes, Realtor  
Luke Kamp, Engineer for Perma LDP  
Ryan Rhode, Engineer for Perma LDP  
Kayla Hayick, GRCA

2. PUBLIC COMMENT

There was no public comment.

3. REPORTS OF STAFF

A. Executive Director's Report

Executive Director Hunter began his report by reporting on the news that David Turner has stepped down from his position in the Berks County Planning Commission and Jaime Perez has been promoted from Housing Planner to Deputy Director of Redevelopment Authority.

Mr. Hunter announced that Berks Nature 50<sup>th</sup> Anniversary is this year and extended an invitation to support Berks Nature. Mr. Hunter reported on the many tours and events that staff has attended, such as the tour of the Reading Lofts, the ribbon cutting of the food court at the Meridian Bank on Washington St, and the tour of the Trexler Mansion.

Mr. Hunter also updated the Board on the SRPRA. The consultants gave a presentation regarding the location for the proposed station being narrowed down to two. The recommendation is to begin service at the existing Franklin Street station from Reading to Philadelphia.

Executive Director Hunter ended his report by sharing the direction of where the update of the County Comprehensive Plan will be headed.

B. STAFF REPORTS

**A. Michelle Franklin**

**Perma Column LD – Lenhartsville Borough**

The proposal is for a Preliminary/Final Land Development Plan for a project in the Borough of Lenhartsville. The proposal is for the construction of a new 10,752 square foot storage building and a 3,627 square foot building addition to the existing structure on the 1.97-acre parcel. Material storage will be moved to the new structure and the manufacturing will be expanded within the existing structure. The site known as 65 R W Penn Street is located on the north side of West Penn Street (S.R.4028) and west side of Willow Street (S.R.0143). Access to the existing parcel is over access easement(s). The site is in an Existing Development area and an Environmental Hazard area. The proposed expansion is consistent with the Berks County Comprehensive Plan 2030 Update and the Future Land Use Plan. Staff is recommending the plan to be tabled at the May meeting to allow for

submission of plan revisions prior to the June 12<sup>th</sup> Board meeting so the noted SALDO Sections information can be addressed and completed.

Discussion ensued about the comments made on the plan and the revisions that must be made for the plan to be submitted for approval.

MOTION: Glenn R. Knoblauch made a motion to table the Lenhartsville Borough Perma Column LD Plan. The motion was seconded by Lisa Weaver – Gonzalez and passed unanimously.

4. CONSENT AGENDA

- A. Approval of April 10, 2024 Meeting Minutes
- B. Land Development & Subdivision Activity Report/Summary
- C. Endorsed Land Development & Subdivision Activity

MOTION: Sarah Phillips made a motion to approve the Consent Agenda. The motion was seconded by Jodi L. Gauker and passed unanimously.

5. STAFF, STAKEHOLDER AND BOARD MEMBERS REPORTS

A. Devon Hain – Electric Vehicle Advice

Devon Hain started the report by displaying and explaining the Planning Advice: Electric Vehicle Charging Infrastructure handout that is given to municipalities to educate them on what they should consider regarding planning and their municipal zoning ordinances. Devon went on to explain parking requirements including where the equipment should be placed, the proper lighting that must be placed for safety reasons, and minimum parking standards.

Discussion ensued on the recommendations given in the Planning Advice handout for EV charging parking spaces and equipment. It was also discussed on the amount of EV charging infrastructure we could have in the future.

6. ADJOURNMENT

MOTION: Sarah Phillips made a motion to adjourn the meeting at 3:55p.m. The motion was seconded by Lisa Weaver-Gonzalez.

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Christopher J. Spohn, Chairman

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Lisa Weaver-Gonzalez, Vice Chair