

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

May 14, 2025

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, May 14, 2025, in person in the Berks County Planning Commission's Library Conference Room.

2. ROLL CALL

The following members were present:

Glenn R. Knoblauch, Chair
Lisa Weaver-Gonzalez, Vice Chair
Lee C. Olsen, AIA, NCARB, Secretary
Thomas C. McKeon, AICP, CECd
Jodi L. Gauker
David Mattes
Kevin Lerch

Also Attending:

David N. Hunter, Sr., AICP, Executive Director
David Peris, Berks County Assistant Solicitor
Ashley Showers, Assistant Director
Shailyn Hernandez, Office Support V
Matthew McGough, Transportation Planner III
Alan Piper, Transportation Planner III
Michelle Franklin, Planner III
Taylor Lawrence, Planner III
Michael Golembiewski, Transportation Modeler
Beth Burkovich, GIS Analyst
Rick Royer, Design Planner I
Amanda Timochenko, Planner II
Thiago Correa de Almeida, Planner II
Jeremy Zaborowski, Director of Industrial Development Authority
Pamela Menet, Director of Economic Development

3. PUBLIC COMMENT

There was no public comment.

4. REPORTS OF STAFF

A. Executive Director's Report

Executive Director Hunter began his report by presenting the 2024 Berks County Planning Commission Annual Report. Mr. Hunter went over the main points of the annual report highlighting the statistics on subdivision reviews, the upgrades made to the Planning Commission's website, the studies transportation reports completed in the year, and the SRPRA board meeting at Saucony Creek. Executive Director Hunter also recognized staff on the work done throughout the year and the events they attended in support of outreach and the work done with other departments in the County. He highlighted the work Rick Royer did with Berks County Department of Agriculture and the Ag Bus. Mr. Hunter ended his report by highlighting a team building exercise the department did called "Summer Spot Challenge". It involved the staff taking pictures with the spot at places where they traveled to during the summer.

B. Staff Reports – Michelle Franklin

a. **Reserve at Iroquois – Spring Township**

The proposed plan was submitted for review as a Preliminary Plan. The site is located along the western side of the Iroquois Avenue and Hillvale Avenue intersection. The proposal is for the 2-lot consolidation and the construction of a 3-story apartment building with associated site improvements. The plan is consistent with the Berks County Comprehensive Plan 2030 Update since the site is in an Existing Development area and a Designated Growth area.

Discussions ensued about the additional parking being proposed with the plan.

b. **Metropolitan II 1001 Hill Avenue – Wyomissing Borough**

The proposed plan was submitted for review as a Preliminary Plan. The site is located along the northwest side and southeast sides of the Hill Avenue and George Avenue intersection. The proposal is for a 2-lot subdivision and development of Lot B with a 6-story mixed use building for 8,800 square feet of commercial/retail space and 50 apartments and associated site improvements. The plan is consistent with the Berks County Comprehensive Plan 2030 Update since the site is in an Existing Development area.

There were comments on the parking that is being provided for the residents. There is parking available to residents underneath the Metropolitan I and they will have sufficient parking between outside lot parking and the covered parking underneath.

c. **Wingate Terrace – Kenhorst Borough**

The proposed plan was submitted for review as a Preliminary Plan. The site is located south of Commonwealth Boulevard and northeast of High Boulevard. The site is located within the Designated Growth 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 42011C0512G. The southeastern portion of tax parcel 54530506481401 is located within the identified FEMA floodplain associated with Angelica Creek. The proposal is to create thirty-two (32) single family detached residential lots along with the annexation of three non-building lots A, B, and C. The plan is consistent with the Berks

County Comprehensive Plan 2030 Update, provided that the construction of the single-family dwelling units remains outside of the floodplain.

Discussion ensued on the proximity of the homes to the floodplain and if this is something that is allowed by the municipalities. The discussion continued to the requirements of the homeowners and builder to get an elevation certificate or not. There were comments made on the hinderance of obtaining permits with the proximity to the floodplain and the reasons why the same plan was not developed 20 years ago when it was first submitted for review.

d. Southern Berks Industrial Park Lot 6 – New Morgan Borough

The proposed plan was submitted for review as a Final Plan. The site is located along the east side of the Morgantown Road (S.R.0010) and Park Village Lane intersection. The proposal is for the 30,000 square feet warehouse and associated improvements. There are no wetlands and streams near the lot, so it is less impacting on the environment. The plan is consistent with the Berks County Comprehensive Plan 2030 Update since the site is in a Future Growth area.

There was a discussion of the lake that is somewhat near the warehouse and of the environmental protection it has.

4. CONSENT AGENDA

- A. March 12, 2025 Meeting Minutes
- B. Land Development & Subdivision Activity Report/Summary: Feb/March March/April
- C. Endorsed Land Development & Subdivision Activity: March/April
- D. 2024 Annual Report

MOTION: David Mattes made a motion to approve the Consent Agenda as presented. The motion was seconded by Lisa Weaver-Gonzalez and passed unanimously.

5. **STAFF, STAKEHOLDER AND BOARD MEMBERS REPORTS**

A. Ashley Showers & David Hunter – Comprehensive Plan Discussion

Executive Director David Hunter began his report by going over the Comprehensive Plan Discussion timeline and schedule in detail for the board and the procedure of how the discussions will run. Starting June 11th BCPC Board Meeting and ending June 2026 meeting, there will be specific topics to discuss that tie in with the Comprehensive Plan. Each discussion will be done in hopes to bring different perspectives and fresh ideas to the new County Comprehensive Plan. In some of the discussions there will be stakeholders that might be presenting and joining these discussions.

Assistant Director Ashley Showers, added to the report by stating that some of the stakeholders that will be joining will be the school districts, Jeremy Zaborowski, Director of Industrial Development Authority from Berks IDA, Berks County Water and Sewer, and a few others.

There were comments on the certain topics that are of high importance to discuss like housing and zoning. Glenn Knoblauch, Chair stated how meaningful it is to have these discussions on topics like these to get more insight early in the process on updating the County Comprehensive Plan. There were also comments made on coordinating with municipalities and looking for ways to work together and educate the municipalities.

ADJOURNMENT

MOTION: Jodi Gauker made a motion to adjourn the meeting at 4:05p.m. The motion was seconded by Glenn Knoblauch.

Glenn R. Knoblauch, Chair

Lee C. Olsen, AIA, NCARB, Secretary