

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

April 10, 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, April 10, 2024 in person at the Berks County Planning Commission's Library Conference Room.

The following members were present:

Christopher Spohn, Chairman
Lee C. Olsen, AIA, NCARB
Glenn R. Knoblauch
Thomas C. McKeon, AICP, CEcD
Miguel Herrera
Sarah Phillips

Also Attending:

David N. Hunter, Sr., AICP, Executive Director
David N. Peris, Assistant County Solicitor
Ashley J. Showers, Assistant Director
Shailyn Hernandez, Administrative Assistant
Beth Burkovich, GIS Analyst
Michael D. Golembiewski, Transportation Modeler
Taylor Lawrence, Planner III
Alan D. Piper, Transportation Planner III
Matthew McGough, Transportation Planner III
Michelle Franklin, Subdivision Planner III
Richard Royer, Design Planner
Shanice Ellison, Planner I
Jeremy Zaborowski, Industrial Development Authority
Derek Harris, Economic Development Coordinator
Jaime Perez, Housing Planner, County Redevelopment Authority

2. PUBLIC COMMENT

There was no public comment.

3. REPORTS OF STAFF

A. Executive Director's Report

Executive Director Hunter began his report by announcing the visitation of DCED Secretary Rick Siger to Reading. There will be an award ceremony and a walking tour for Rick Siger and his staff.

Mr. Hunter announced a couple upcoming meetings for SRPRA on April 15th, April 22nd, and April 25th.

Executive Director Hunter ended his report with information about the 50 Conversations for 50 Years survey that Berks Nature is conducting as well as the APA call for Great Places.

B. STAFF REPORTS

a. **Michelle Franklin – 222 Capital Partnership – Maxatawny Township**

The proposal was submitted as a Preliminary plan and the site is located along the north side of Kutztown Road (US 222), west and east sides of Hottenstein Road extending east to Long Lane (S.R.1024). The site is in a Future Growth area and an Existing Developed area. The proposal for the 10-lot lot consolidation and re-subdivision for four (4) lots; two (2) lots developed with various sized warehouses and associated site improvements, a lot noted to be dedicated to the Historic Preservation Trust of Berks County, and a fourth undeveloped lot is consistent with the Berks County Comprehensive Plan 2030 Update.

Discussion ensued about the lot configuration and the thoughts on the plan, roads widening, and roundabouts that are being created in lot.

Tower Behavioral Health Campus – Bern Township

The proposal was submitted as a Preliminary plan and the site is located along the south side of Bernville Road (SR0183) approximately 1,000-feet east of the intersection with MacArthur Road. The proposal is for 27,000 square feet, 2-story building addition to the existing campus. This will facilitate for 28 additional beds for the hospital. The site is in a Future Growth area. The proposal for the new building on the healthcare campus is consistent with the Berks County Comprehensive Plan 2030 Update.

Discussion ensued about the parking additions that are shown on plan.

4. **CONSENT AGENDA**

- A. Approval of March 13, 2024 Minutes
- B. Land Development & Subdivision Activity Report/Summary
- C. Endorsed Land Development & Subdivision Activity

MOTION: Glenn R. Knoblauch made a motion to approve the Consent Agenda. The motion was seconded by Lee C. Olsen and passed unanimously.

5. STAFF, STAKEHOLDER AND BOARD MEMBERS REPORTS

A. **Alan Piper – Transportation Improvement Program**

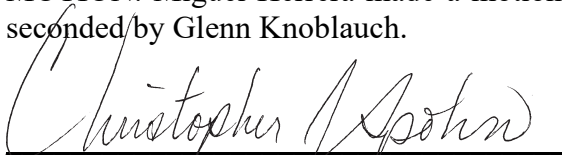
Mr. Piper began his presentation by explaining what a Transportation Improvement Program (TIP) is and what the purpose of the program is. Mr. Piper discussed that the TIP is an agreed upon list of specific priority transportation projects that intend to use state and federal funding. The updated TIP has a total of 112 projects which total \$35.8 million in costs. Some of the highlighted projects listed in the program is the widening of 222 and the rehabilitation and expansion of the West Shore bypass.

B. **Tom McKeon – Next Steps Berks**

Mr. McKeon presented the mission of Next Step Berks to identify a development site to build a community for individuals with intellectual and developmental disabilities. Mr. McKeon provided insight into the difficulty securing a site and prospective builder for the community because of such varied needs of the individuals. Next Step Berks will continue to pursue their mission through fundraising and connecting with partners.

6. **ADJOURNMENT**

MOTION: Miguel Herrera made a motion to adjourn the meeting at 4:37p.m. The motion was seconded by Glenn Knoblauch.



Christopher J. Spohn, Chairman



Lee C. Olsen, Secretary