

Minutes
Regular meeting of the City of Reading Planning Commission
March 27, 2012 at 7:16 pm

Members present:

Ermete J. Raffaelli, Chairman
Brian J. Burket, Vice Chairman
Michael E. Lauter, Secretary

Staff present:

Andrew W. Miller, Planning Office
Charles M. Jones, Department of Public Works

Others present:

Justin W. Brewer, Ludgate Engineering Corporation
Matthew J. Mack, Ludgate Engineering Corporation
Ryan K. Gehris
Keith Smoker, Reading Eagle Company

Following a delay in reaching a quorum, Chairman Raffaelli called the March meeting to order. Mr. Burket moved to accept the March 27th agenda. Mr. Lauter seconded. And the Commission voted unanimously to accept the March agenda.

Subdivision and Land Development:

Gehris Self Storage – preliminary land development plan [0:00.32]

Mr. Brewer explained the changes made since the February presentation; aisles widened from 20 feet to 24, others from 24 feet to 26, garage doors widened from 10 feet to 12, and a widening of the alley (from McKnight Street to the proposed access gate) from 10 feet to 15, all in the interest of better circulation. Mr. Miller noted additional landscaping, including street trees, an emergency access, and breaks in the fence-line screening to provide a view within to law enforcement. Mr. Mack added that the barbed wire previously shown had been removed from the plan. He felt they had addressed the Planning Office's review, and would the Public Works comments. He said the County Conservation District had requested some minor changes to the erosion control plan. He requested a conditional approval, acknowledging a few remaining items to be addressed. Asked again to explain the differences from the proposal submitted for the zoning hearing, Mr. Mack said the Hearing Board's solicitor indicated that it wasn't an issue. Asked for the practical reasons, Mr. Gehris cited a layout allowing for easier snow removal, and roof-pitch angles allowing for photovoltaic panels. Mr. Burket questioned the naming of the project 'self storage', given the conditions and restrictions attached by the Hearing Board. Mr. Miller assumed responsibility for that, having suggested it as an alternative to simply naming the plan for the street address. He said those restrictions have been itemized on the plan's cover sheet. Mr. Gehris agreed that the additional landscaping would make the project more attractive.

Mr. Burket moved to approve the preliminary plan for "Gehris Self Storage", on the condition that any remaining review items are satisfactorily addressed. Mr. Lauter seconded. And the Commission voted unanimously to conditionally approve the preliminary plan.

Resolution #11-2012

Other business:

§508.3 agreement to extension-Jet Set Restaurant Parking Area [0:06.52]

Mr. Miller reported that this would be the third review extension requested.

Mr. Burket moved to accept the 90-day extension, as requested in a March 27th facsimile. Mr. Lauter seconded. And the Commission voted unanimously to extend its review of the "Jet Set Restaurant Parking Area" plan by 90 days, per the Pennsylvania Municipalities Planning Code's time limits (§508.3) for plan review.

Resolution #12-2012

review the draft February 28, 2012 meeting minutes [0:07.36]

Mr. Burket requested two grammatical corrections.

Mr. Lauter moved to accept the February meeting minutes, as corrected. Mr. Burket seconded. And the Commission voted unanimously to accept the February 28th meeting minutes.

Resolution #13-2012

The Commission briefly discussed the 2011 Annual Report, as it was published and distributed. Mr. Miller reported one error since found; there was no excavation associated with the "Fire Training Center Subdivision".

Mr. Burket moved to adjourn. Mr. Lauter seconded. And the Commission voted unanimously to adjourn the March 27th meeting. - 7:28p