

## **BOROUGH OF WEST READING PLANNING COMMISSION**

**WEDNESDAY, OCTOBER 4, 2017**

The West Reading Planning Commission met for their regular meeting on Wednesday, October 4, 2017 at Borough Hall with the following persons present: Chair Philip Wert, Vice Chair Christopher Lincoln, Terry Siggins, Oswald Herbert, Nicholas Imbesi, Christin Kelley, Engineer Tom Unger, and Cynthia Madeira, Assistant to the Manager. Cathy Hoffman and Jennifer Bressler were unable to attend.

<b>Visitors:</b>	Amber Rambo	Resident
	Jim Bennett	Mobilitie
	Chris Schubert, Esq.	Mobilitie

Mr. Wert called the meeting to order at 7:03 p.m.

There was no public comment.

### **Mobilitie, LLC WCF Conditional Use Application**

Mr. Schubert gave an overview of the proposed wireless communication facility (WCF) to be located within the public right-of-way near the intersection of South 6<sup>th</sup> Avenue and Spruce Street. Mobilitie plans to replace the existing Met-Ed utility pole to collocate light fixture and components of the WCF. Mr. Schubert noted First Energy's new requirement to ground-mount an equipment cabinet as opposed to the usual overhead connection.

Discussions ensued regarding the size of the ground-mounted equipment cabinet and potential options to place the cabinet in an alternate location and provide landscape screening of the device. Mobilitie plans to research these options to present during the Conditional Use Hearing scheduled on October 17, 2017.

Motion to recommend Borough Council approve the Conditional Use Application contingent upon the device being relocated and conditions met that are listed in the October 3, 2017 Systems Design Engineering review letter. **Moved** by Mr. Herbert and seconded by Mr. Siggins. **Motion carried 6-0.**

### **Approval of the Minutes**

Motion to approve the September 6, 2017 minutes. **Moved** by Mr. Lincoln and seconded by Mr. Imbesi. **Motion carried 6-0.**

### **Old Business**

#### **a. Zoning Changes:**

- i. Section 371 (e) Central Business District Maximum Impervious Coverage** – The Zoning Officer suggested increasing the maximum impervious coverage for permitted uses in this district from 75% to 90% due to multiple properties that are currently non-conforming. Commission members thought the current 75% allowance is generous and adding additional impervious coverages would negatively impact MS4 permitting. The request was denied.
- ii. Section 442 (d) Parking Vehicle on Grass** – A more thorough definition of vehicle is needed or rewording of the section to capture prohibition of trailers, campers, boats, etc.

- iii. **Section 504 Signs Permitted in All Districts** – As previously discussed, insert the words “or planting strip area” at the end of the first sentence of Section 504 c (4).
- iv. **Section 503 Prohibited Signs** – Discussions continued on prohibiting blinking signs/lights within the Central Business District. Mr. Unger expressed the potential difficulty in enforcing this within Section 417 Lighting Control or Section 503 g & h Prohibited Signs. Ms. Kelley would like to introduce aesthetic suggestions and potentially waive permit fees for applicants that agree to follow these suggestions. Ms. Kelley will forward information to Mr. Unger for review. The legalities would also need to be discussed with the Solicitor.
- v. **Sections 533 & 534 Signs Permitted in the Central and General Business Districts** – The Zoning Officer suggested revising the lettering/numbering of the signs that are permitted in these districts to avoid confusion. Mr. Lincoln suggested slightly modifying the suggestion to follow formatting. Commission members were in agreeance.
- vi. **Section 532 Signs Permitted in the Institutional District** – The Zoning Officer suggested increasing the square footage allowance for these larger buildings/parcels from 8 square feet. Mr. Wert requested the square feet for existing signs within this district to determine an acceptable new square footage allowance.
- vii. **Online Home Sharing** – Commission members discussed the fairly new travel industry’s growth of online hosting platforms such as Airbnb or HomeAway to provide short-term lodging or home sharing and possible Borough involvement with regards to inspecting and/or permitting. Mr. Unger will research how other municipalities are approaching/regulating these lodging transactions.
- viii. **Number of Uses per Parcel** – Currently the zoning ordinance does not limit the number of principal or accessory uses per property. Mr. Unger will provide wording for further consideration by the Commission.

## Adjournment

Motion to adjourn the meeting at 9:10 p.m. **Moved** by Mr. Siggins and seconded by Mr. Herbert. **Motion carried 6-0.**

Respectfully submitted,

Cindy Madeira  
Assistant to the Manager