

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

**WEDNESDAY, JANUARY 3, 2018**

The West Reading Planning Commission met for their regular meeting on Wednesday, January 3, 2018 at Borough Hall with the following persons present: Chair Philip Wert, Terry Siggins, Oswald Herbert, Nicholas Imbesi, Christin Kelley, Jennifer Bressler, Engineer Tom Unger, Borough Manager Cathy Hoffman and Assistant to the Manager Cynthia Madeira. Vice Chair Christopher Lincoln was unable to attend.

**Visitors:**       None

Mr. Wert called the meeting to order at 7:07 p.m.

There were no public comments.

### **Approval of the Minutes**

Motion to approve the November 1, 2017 minutes. **Moved** by Mr. Herbert and seconded by Mr. Imbesi. **Motion carried 6-0.**

### **New Business**

There were no new business items.

### **Old Business**

- a. **Joint Comprehensive Plan Update** – Mr. Wert reported the December meeting topic pertained to the proposed bypass construction project with PennDOT and County representatives in attendance.
- b. **Zoning Changes:**
  - i. **Number of Uses per Parcel** – Mr. Unger provided proposed zoning amendments for the Central and General Business Districts with regards to requiring off street parking for any level of a structure other than the 1<sup>st</sup> floor, which incurs a change in use. Mr. Unger also recommended changing the Principal Use definition to allow only one principal use per lot. This change in definition would also limit the numbers of uses within residential districts. The Commission agreed to the proposed amendments.
  - ii. **Central Business District Aesthetic Signage** – Mr. Wert noted a green point system within a sample municipal ordinance that required natural amenities to store fronts. Following a lengthy discussion, the Commission agreed to share this aspect with the Environmental Advisory Council prior to amending this section of the zoning ordinance.
  - iii. **Central & General Business District Parking Lots** – The Commission agreed to revise these sections to a use permitted by special exception as opposed to a use permitted by conditional use in order to deter the creation of parking lots within the business districts.
  - iv. **Rezoning** – In order to allow uses complimentary to current structure/parcel use, the Commission agreed to amend the existing zoning designation for the following parcels:
    - The last two parcels along the northeast side of Tulpehocken Avenue from Residential Professional to Light Industrial.
    - The entire Villa's Development along the northwest side of Tulpehocken Avenue from Residential Professional to Residential-2.

- The southwest side of Tulpehocken Avenue, specifically 150 – 164 Tulpehocken Avenue, from Residential Professional to Residential-2.
- The single parcel of Reading Avenue, known as 416 Reading Avenue from Residential-2 to Institutional as well as the single parcel of Reading Avenue, known as 415 Reading Avenue from Residential-1 to Institutional.

**d. Codes Review** – Tabled until next month.

## **Adjournment**

Motion to adjourn the meeting at 9:05 p.m. **Moved** by Mr. Herbert and seconded by Mr. Imbesi. **Motion carried 6-0.**

Respectfully submitted,  
Cynthia Madeira  
Assistant to the Manager