PLANNING COMMISSION – MEETING MINUTES
AUGUST 4, 2025 – 3:30 P.M.

The Borough of Wyomissing Planning Commission held their regular meeting in the Borough of Wyomissing Council Chambers on the above date and time. Commission Chair Ronald Stanko called the meeting to order with the following persons present: Commission members Scott Miller, John Woodward, and Frederick Mogel; Borough Solicitor Christopher Hartman, Borough Engineer James McCarthy, Borough Manager & Economic Development Coordinator Michele Bare, and Borough Secretary Melissa Miller. The following persons were absent: Commission members Eric Ostimchuk, Thomas McKeon, and Michael Herr.

Councilmember visitors:
No Councilmembers were present

Visitors:
Chuck Frantz – C2C Design Group/ Atonement Lutheran Church/ Metropolitan Development Group
John Buccinno – NAI Keystone
Kathryn Harenza – Atonement Lutheran Church
Mahlon Boyer, Esq. – Bingaman Hess/ Atonement Lutheran Church
Dan Bartolo – RLA/ Metropolitan Development Group
John Rathfon – Metropolitan Development Group
Gregg Adelman, Esq. – Metropolitan Development Group

Public Comment:
No public comment was provided.

Atonement Lutheran Church:
Chuck Frantz, C2C Design Group representing Atonement Lutheran Church, shared with the commission the request to rezone .36 acres currently owned by the church which is part of the deed for 5 Wyomissing Boulevard. The property in question serves as a community center which the church leases out, and is zoned R1 low density residential. Chuck indicated the church would like to rezone the property to TC Town Center, and once complete, will come before the Commission with a subdivision plan, and ultimate goal to sell the subdivided parcel. It was noted that the change to TC would be a natural extension of the zoning already established on Penn Avenue next to the church's property. There was discussion what the property could be used for in the future, and John Buccinno, NAI Keystone shared that the next owner may use the existing space or tear down and start over, but he foresees a mixed-use space with commercial and/or professional services, with a residential component above. Several questions arose as to ingress and egress as well as parking, which would be discussed further when any land development plans for the property are submitted by a future owner. There was also discussion pertaining to parking non-conformity with the current worship center, and if the lot in question for rezoning could be used to achieve or come close to the parking conformity. Kate Harenza, Atonement Lutheran Church representative, indicated that options were reviewed several years ago when adding parking, and the lot in question was not feasible as it is too far from the entrance/exit of the church, and associated costs were upwards of $300,000.

Borough Solicitor Hartman reminded the Commission that if a motion were made to recommend Council make the zoning change, the revised map would need to be advertised, and a public hearing held before enactment of the change. He reiterated that the zoning amendment does not provide for a specific future project.

> ***John Woodward made a motion, seconded by Scott Miller to recommend Council approve the necessary steps to revise the Zoning Map per the applicant's request, for 5 Wyomissing Boulevard, Atonement Lutheran Church, 3-0 motion carriers. Frederick Mogel abstained from the vote due to his affiliation with the organization.***

Metropolitan II:

Chuck Frantz, C2C Design Group representing Metropolitan II, provided a brief overview of the project that has come before the Commission previously. He reminded the Commission that the Zoning Hearing Board granted a variance for use, and they have since submitted a preliminary subdivision and land development plan that were revised to reflect review comments and meetings with Traffic, Planning, and Design as well as McCarthy Engineering.

The project is situated on two properties totaling 4 acres that is currently owned by Metropolitan. Lot 2, purpart 1 features a 6-story mixed-use structure with 9,000 square feet of retail and commercial on the first floor, and 50 multi-family apartments on the remaining floors. Access to the parking will be from George and Hill Avenues, and available parking in purpart 1 is 83 spaces for residents, with an additional 33 parking spaces available on Lot 2, purpart 2 across George Avenue. This is a .30 acre lot that will be paved to provide the additional required parking for visitors and business patrons.

Chuck indicated his firm is continuing to work on sewer and water connection plans, and has received the Erosion and Sediment plan approval from the Berks County Conservation District. From the McCarthy Engineering review letter dated July 28, 2025, several administrative items are left to be completed, and three waiver requests were sought by the application.

> ***Scott Miller made a motion, seconded by Frederick Mogel to recommend Council grant the waiver from Sections 401.1 and 403.1 of the Subdivision and Land Development Ordinance, to Metropolitan II, to allow the provided plan scales of 1" = 40' and 1"= 20' instead of the required plan scale of 1" = 50', all in favor.***

The applicant also requested a waiver for the traffic impact study, to provide a fee in lieu of the study. It was explained that when the original Met was developed, the traffic impact study fee in lieu of was $55,000, of which fees for service have increased since then. The established fee in lieu of traffic impact study for Metropolitan II is $75,000, and the applicant was agreeable to it.

> ***Frederick Mogel made a motion, seconded by John Woodward to recommend Council grant a waiver from Section 509.5.A and 509.5.B of the Subdivision and Land Development Ordinance, to allow the Metropolitan II to forego the submission of a traffic impact study, contingent upon the applicant paying the $75,000 fee in-lieu of traffic impact study, all in favor.***

The last waiver is relative to stream bank erosion. Since the impervious coverage will be reduced by approximately 7,500 square feet, the applicant has indicated they do not meet the requirements for Section 306 of the Stormwater Management Ordinance, as well, they are not able to show that they cannot meet Section 307 of the Stormwater Management Ordinance.

Further discussion was held about potentially having the applicant discharge storm water to the George Avenue curb due to the loading zone being moved, or if a storm water inlet could be placed elsewhere on the property. The applicant and McCarthy Engineering will further discuss storm water management review comments.

> ***Scott Miller made a motion, seconded by Frederick Mogel to table the waiver from Section 307 Stormwater Management Ordinance, to allow the applicant to forego the requirement of streambank erosion by reducing the 2-year post-development peak flow to the 1-year pre-development peak flow, until the applicant further discusses the matter with McCarthy Engineering, all in favor.***

Relative to the Metropolitan, there was concern that the line of site is deterred at the intersection of Reading and Hill Avenues due to the loading zone in front of the Block, close to the stop sign. Borough Manager & Economic Development Coordinator Michele Bare briefly shared with the Commission that the Fire and Police committee will make a recommendation to Council about the use of the new Safety Stick technology to monitor the timed parking area, and that the traffic impact study fee in-lieu collected from Metropolitan II, could be used to perform a traffic study in this overall area.

The meeting was adjourned at 4:22 p.m. The next regularly scheduled meeting of the Planning Commission will be held on Tuesday, September 2, 2025 at 3:30 p.m.

Respectfully submitted,

Melissa Miller

Melissa Miller
Borough Secretary