September 24, 2025

Borough of Wyomissing Planning Commission
Borough of Wyomissing Council
22 Reading Boulevard
Wyomissing, PA 19610

RE: Atonement Lutheran Church
Preliminary/Final Plan Review #1
McCarthy File No. 250004-24

Dear Members,

In accordance with the Borough's request, we have reviewed the above-referenced plan, application, and supporting documents to determine compliance with the Borough's Zoning and Subdivision and Land Development Ordinances. The applicant is proposing to subdivide the property into two lots, one consisting of the church and parking lot (Lot 1), and the other lot consisting of the community center (Lot 2). The proposed lot line between Lot 1 and Lot 2 also serves as the zoning district boundary between the R1 Low Density Residential District and the TC Town Center Residential/Office District. The Borough Zoning Map was recently amended to reflect this district boundary change.

The documents received and reviewed by our office include the following:

- Subdivision Plan (Sheet 1 of 1) prepared by C2C Design Group, dated September 12, 2025
- Application for Final Plan Review, dated September 11, 2025
- Berks County Planning Commission Subdivision Review Application, not dated
- Waiver Request Letter prepared by C2C Design Group, dated September 12, 2025

Based on our review, we offer the following comments for your consideration:

A. ZONING

1. Section 402 – Lot 1 resides in the R1 Low Density Residential Zoning District. A place of worship is not a use permitted by right. This is an existing non-conforming use.

2. Section 404 – The maximum building coverage permitted in the R1 Zoning District is 25%. In existing conditions, the building coverage is 26.7%. The proposed subdivision increases Lot 1's building coverage to 28.6%.

3. Section 404 – The maximum paved coverage permitted in the R1 Zoning District is 20%. In existing conditions, the paved coverage is 36.9%. The proposed subdivision increases Lot 1's paved coverage to 41.8%.

4. Section 404 – Provide the building height of the existing buildings in the zoning table.

5. Section 404 – The minimum building setback requirement is 30 feet. This is an existing nonconformity that is not being altered.

6. Section 404 – The minimum required front yard is 30 feet. The property contains an existing nonconformity that is being improved by the proposed subdivision.

7. Section 404 – The minimum required rear yard setback is 40 feet. The property contains an existing nonconformity that is not being altered.

8. Section 472 – Lot 2 resides in the TC Town Center Residential/Office District. A community center is not a use permitted by right. This is an existing non-conforming use.

9. Section 474 – Provide the building height of the existing buildings in the zoning table.

10. Section 474 – The minimum building setback requirement is 20 feet. This is an existing nonconformity that is not being altered.

11. Section 475.2 – A landscape plan will be required along the lot line that borders residential zoning district.

12. Section 604 – Landscaping buffer may be required.

13. Section 609.1 – No off-street parking is proposed on Lot 2.

14. Section 609.9 – Label the drive aisle widths on the plan.

15. Section 609.15 – Parking areas that abut a land zoned R-1 require screening.

16. Section 609.20 – Provide the appropriate parking calculation for each lot.

17. Section 610.3.C – Label the appropriate dimensions of the driveway entrance on Lot 1.

B. SUBDIVISION AND LAND DEVELOPMENT

1. Section 304 & 306 – The applicant has requested a waiver to forego the submission of a separate preliminary and final plan and has submitted a combined preliminary/final plan. The applicant requested waivers of Section 403 and 404, however, the waivers requested should be from sections 304 and 306.

2. Section 307 – Upon final plan approval, the plan shall be signed and recorded with the County recorder of deeds.

3. Section 401.1 and 403.1 – The plan shall be drawn at a scale of 1" = 50'. A waiver of these sections should be requested in writing.

4. Section 403.1.F – Provide the required information of the licensed engineer responsible for the subdivision plan.

5. Section 403.1.G – Provide information of the neighboring property owners.

6. Section 403.1.K – Contour lines at vertical intervals of not more than two feet shall be shown on the plan.

7. Section 403.1.L – Provide the location and elevation of the data to which contour elevations refer to.

8. Section 403.1.M – Show all existing information as outlined in this section.

9. Section 404.1.GG – Provide a space on the plans for acknowledgement by the Recorder of Deeds.

10. Section 504.1.D – Depth and width of parcels intended for nonresidential uses shall be adequate for the use proposed and sufficient to provide satisfactory space for onsite parking.

11. Section 602.H – Monuments shall be placed at changes in directions of lines in the boundary of the property being subdivided.

C. GENERAL

1. There is an existing lot line that bisects the parking lot at the southern end of the property. This lot is not shown to be extinguished, which would in turn result in three separate parcels.

2. Revise the location map to show the correct zoning district lines based on the Zoning Map amendment.

3. Legals descriptions for the new lots shall be provided for review.

4. All existing/proposed utilities shall be shown on the plan.

5. Separate water and sewer connections to the mains are required.

6. Electric, gas, phone, and other utilities shall be separated per the utility provided and PUC requirements.

7. Cross utility easements will be required for any utilities on a lot that serves another lot.

8. Sewage Facilities Planning Module or Module Exemption is required.

9. The paved walkway from the smaller parking lot to the building on Lot 2 is on both properties. Is this being removed?

10. Revise the Certificate of Ownership to list the correct owner.

11. The subdivision plan shall be submitted to the Berks County Planning Commission for review.

The applicant's engineer shall provide a response letter with future submissions indicating how each comment has been addressed and where the changes on each plan sheet or report pages can be found.

Considering the extent and nature of the review comments offered in this letter, and the potential for revisions that could impact the plans, McCarthy Engineering reserves the right to provide additional review comments as part of any future resubmissions.

Should you have any questions regarding this letter, please feel free to contact our office.

Sincerely,

Nick Perilli

Nick Perilli, for

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Cc: Michele Bare, Borough Manager
Melissa Miller, Borough Secretary
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