PLANNING COMMISSION – MEETING MINUTES
JUNE 1, 2026 – 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 Richard Weinhoffer called the meeting to order with the following persons present: Commission members Scott Miller, John Woodward, and Eric Ostimchuk; Borough Solicitor Heidi Masano, Borough Engineer Representative Nick Perilli, Interim Borough Manager Eden Ratliff, and Borough Secretary Melissa Miller. The following persons were absent: Commission members Thomas McKeon, Michael Herr, and Jennifer Reimer.

Councilmember visitors:
Jana Barnett

Visitors:
Robert Hain – Berks Surveying and Engineering/1714 State Hill Road
Sal Folino –1714 State Hill Road
Brennan Folino –1714 State Hill Road
Ronald Stanko – 400 Wyomissing Boulevard
Michael Chervanick – 575 Spring Street
Barbara and Dave Reeser – 1110 Fairview Avenue
Tim McDonough – 21 Hummingbird Road
Adrian Jadic – 48 Cardinal Road

Public Comment:
Adrian Jadic, 48 Cardinal Road provided public comment relative to 915 Penn Avenue as well as the Governor's Housing Initiative plan.

915 Penn Avenue:
Interim Borough Manager Eden Ratliff updated the Commission that the owner of 915 Penn Avenue has appealed the conditional use hearing determination, of which is a technical appeal through the Court of Common Pleas. There was no need to review the process any further during the Commission meeting, but there was brief discussion on response timeline which would be due the second week of August. The Commission was in favor of moving this topic to the July 2026 meeting to review the project and any comments from the Borough Engineer's review letter.

> ***Scott Miller made a motion, seconded by Eric Ostimchuk to table discussion and action on 915 Penn Avenue, including their waiver request as to granting a waiver from Sections 401.1 and 403.1 for plan scale, until further review during the July 2026 Planning Commission meeting, all in favor.***

1714 State Hill Road:
Upon initial review of the Conditional Use application submitted to the Borough, Commercial Zoning Officer Nick Perilli issued a letter that a traffic study and comprehensive renderings are required to complete the submission.

Brennan Folino, legal counsel for 1714 State Hill Road shared that it is atypical to request a traffic study for a Conditional Use hearing, rather that is generally a component of land

development. He requested that the traffic study be removed as a requirement for the Conditional Use hearing as this requirement was not outlined in the Zoning Ordinance or application paperwork, and asked that the application be sufficient with the new renderings submitted.

The Commission was in agreeance that Council will want to see some type of traffic analysis. The applicant felt that the various PennDOT traffic studies that were conducted in the area for the proposed State Hill Road widening project could be used to support the traffic assessment in the area. It was discussed that the applicant has the ability to upload a sketch of the project and traffic pattern for PennDOT to review and provide feedback. The applicant explained that the driveway access pattern will be right in, right out, and was based on accommodation of the proposed PennDOT project. A question arose as to if the applicant is permitted to use Valley Green Circle for an emergency access, which would provide full movement throughout the property. It was noted that no agreement is in place with Valley Green Condo Association at this point. There was also concern by the Commission as to what happens if the project opens before the PennDOT project occurs, how does that impact the traffic pattern. The applicant was not opposed to providing a general traffic study analysis to assess trip generations and site accessibility. It was noted that it is the applicant's responsibility to make the best case possible when coming before Council, so it is in their greatest interest to have some type of traffic assessment as precaution.

The Commission was reminded that the timeline has not yet started for required deadlines to be met, as the application has been determined incomplete. Borough administration and the Zoning Officer will discuss the matter further with the applicant.

The motion to recommend Council support the application (with or without conditions) or recommend Council deny it, was not acted upon, rather was moot due to the incomplete Conditional Use application packet.

Gov. Shapiro's Housing Initiative:

Rick shared with the Commission that the discussion on Gov. Shapiro's Housing Initiative began at the Economic Development committee meeting. The article points out various call to action items on a local government level; modernize zoning, join DCED's Housing-Ready Community designation, digitize and streamline the permitting process, and use local financial tools. There was concern about the Borough not getting involved in the limited rental market as well as the foreclosure process, and concern that eliminating real estate transfer taxes would hinder the Borough.

There was discussion about what digitizing the permitting process has the potential to look like and if any hard copy submissions would still be required. Eden mentioned that the current process has many hands performing tasks within, which can may streamlining a challenge, and a person must still oversee the process, equating to funds and people. There was also discussion pertinent to current Zoning in the Borough, which has many overlays and Zoning districts. It was noted that it can be expensive to get Zoning in place as well as implement a process. There was also brief discussion about workforce housing, of which it was explained this is not currently part of the Borough's Zoning Ordinance but would need to define what "workforce housing" means for the community, and provide better definition in the municipalities Planning Code.

It was briefly mentioned that there were very few people who attended the Berks County Planning Commission's IMAGINE Berks Strategic Economic Development Action Plan

discussion recently, and it was pointed out that workgroups are necessary on a local level including developers, Borough administration, and other local stakeholders to work towards mutual economic development goals.

Public Comment:
Adrian Jadic, 48 Cardinal Road provided public comment pertaining to the permitting process, including the digitization of such.

The meeting was adjourned at 4:09 p.m. The next regularly scheduled meeting of the Planning Commission will be held on Monday, July 6, 2026 at 3:30 p.m.

Respectfully submitted,

Melissa Miller

Melissa Miller
Borough Secretary