

READING PLANNING COMMISSION

CITY OF READING

July 13, 2020

The meeting was called to order at 7:07 p.m. by Christine Gollnick. The meeting was held remotely using zoom. Commission members present online were Christine Gollnick, Warren Bartels, Chad Penney, Betty Blount, and Rebecca Matz. Absent: Chuck Hartshorn, Emma Everett. Also present: Kym Blythe, Zina Anton, Bill Woodward, Sue Ditton, Jen, and maybe one other person. Rebecca was acknowledged as a new member of the commission. Chad made a motion, seconded by Betty, to approve the June minutes. Motion carried 5-0. The agenda was accepted as presented.

PUBLIC COMMENTS: None.

PUBLIC HEARINGS: Christine closed the regular meeting at 7:09 and opened a Public Hearing to consider a rear addition at 124 S. Main Street in the Downtown Historic District. Bill Woodward addressed this proposal. The addition would allow a rear entry as well as a front one for the business. One staff person would be there as well to allow entry. Christine questioned the location leaving adjacent utility equipment accessible and if the extension would extend out over the manhole cover shown in the attachment picture. Bill said the AC and utility meters should still be accessible, and the addition does not extend out past the manhole cover. Chad inquired about it being a pole barn structure not having a formal foundation. Bill replied that this would require more digging. Bill also shared that the proposed roofline would be slightly different in that they want to put one continuous roofline over the existing addition and this addition. Gutters would be included. In addressing the topic of introducing pole barn construction in the downtown historic district, he shared that they could go to a 4' spread, with additional studs between, which would allow for more stability as well. The siding would be brick work polymer, which has been allowed on the front of other downtown historic buildings. With no other questions, Chad made a motion, seconded by Betty, to close the Public Hearing. Motion carried 5-0.

At 7:26 Christine opened a Public Hearing to consider an MRTMA Special Use Permit at 112 S. Main Street. Zina Anton updated the commission on signage saying that the new, more permanent signage should be up this week. It was noted that there has been no public communication, either verbally or in writing, concerning allowing this use or not. Chad brought up a concern addressed to him by several people that they have been approached by someone as to whether they were there to purchase marijuana, which is a form of solicitation. They did not appreciate that, and it really is a privacy issue as to what business they are headed for on that street, or whether they are just walking down it. It was suggested that online orders for pickup should identify their type of vehicle and/or that they are there for the pickup via phone. It was noted that in no way should someone from any of the businesses approach someone as to whether they were there to buy marijuana or not. They should reply only to a public

inquiry. With no other questions or concerns, Warren made a motion, seconded by Chad, to close the Public Hearing. Motion carried 5-0.

Christine reopened the regular meeting at 7:43.

NEW BUSINESS: With no further discussion, Rebecca made a motion, seconded by Betty, to approve the rear addition at 124 S. Main Street as proposed with the following additional stipulations: 4' centers would be utilized with additional 2x4 studs in between, raising the roof some to provide a continuous line be allowed, gutters included, polymer brick siding be used on all walls, and an updated architectural plan be provided before beginning any construction. Motion carried 5-0.

Chad made a motion, seconded by Rebecca, to approve an MRTMA Special Use Permit for 112 S. Main Street. Kym noted that this is also a recommendation to City Council so that BRT Capital 3, LLC, can proceed with further state requirements. Motion carried 5-0.

The next regularly scheduled meeting is set for August 10, 2020.

OLD BUSINESS: Chad and Christine shared information about their earlier meeting tonight with Michelle Bennett concerning work on the Master Plan update. They have been going over survey options and questions. Discussion has also centered on how to get the survey out to the public to get as much input there as possible. It was felt that the company is doing an excellent job so far.

Compliance permits have been issued to:

Judson, 209 W. Cherry Street, for a fence

Highland Park, LLC, for a Grow facility on Enterprise Dr. in the Industrial Park

Frasier, 316 W. Silver Street, for a fence

It was noted that the drawing for the fence application 2020-9, was very poor and Ben should be sure to get adequate information and measurements to help in our review of the application, even if he has determined in working with the applicant that it is ok.

Public comments: no others at this time.

Final comments from commissioners: Betty shared that it is the hope that the new marihuana businesses give back to the community, citing one positive example of the Cooks donating the property on North Main Street to the Methodist churches June's Place relocation.

Rebecca made a motion, seconded by Chad, to adjourn at 8:30. Motion carried 5-0.