

## **READING PLANNING COMMISSION**

### **CITY OF READING**

#### **SPECIAL MEETING May 26, 2026**

The meeting was called to order at 6:42 p.m. at Reading City Hall shortly after a City Council Meeting. Present were Melani Matthews, Chad Penney, Warren Bartels, Adrien Miller, and Steve Nemeth. Also in attendance were Grace VanCamp, 2 city police officers, and approximately 33 guests.

Melani opened the meeting with an invitation to Public Comment. I have first names of approximately 9 speakers in my notes and 2 more whose names I couldn't catch. A number of them spoke twice. Also sharing were Danny Strohm and his daughter, Alexis, addressing concerns about their proposed General Automotive Services business at 123 Michigan Street. A number of the comments were about other issues or complaints they had about things in the city. All were in favor of granting a Special Use Permit for the automotive business at 123 Michigan Street and there was clapping and cheering after a number of the comments. Noone spoke against granting the permit. With no further comments Melani moved the meeting on to regular business.

**CONSIDERATION OF THE SPECIAL USE PERMIT** at 123 Michigan Street—Members reviewed information supplied by Danny and Alexis against requests presented by the commission in considering this special use in the downtown district. It has been a back-and-forth process, especially in the last 2-3 months. Their Business Plan has been updated a number of times. We have found many of our concerns and requests have been addressed, but a few still remain. Adrien especially addressed this. A list of concerns, needs, and conditions which can be added to a Special Use Permit were reviewed. Steve made a motion, seconded by Adrien, to approve the Special Use request for General Automotive Services at 123 Michigan Street with two additional stipulations: 1) proof of insurances be provided the city within 48 hours and 2) for brake service that certification for such work be provided the city within 90 days. Alexis said they now have insurance but the documentation has not been provided the city. The list of concerns should be in their hands to use as a checklist and available for public communication as well. Motion carried 5-0.

**HISTORIC OVERLAY SIGN PERMIT**—review of proposed signage at 139 S. Main Street. New signage for that site was reviewed. With no issues, Chad made a motion, seconded by Adrien, to approve the proposed signage. Motion carried 4-0 with Steve abstaining.

**PRELIMINARY CONSIDERATION OF A PROPOSED BUSINESS AND ITS FAÇADE** at 126 S. Main Street. This was brought before the Planning Commission to get our initial response before their proceeding further. The AI rendering will present a few questions that will need further

discussion as the process proceeds. Chad made a motion, seconded by Steve, to approve the proposed aesthetic look for this business. Motion carried 5-0.

With no other scheduled business, Steve made a motion, seconded by Chad, to adjourn at 8:12. Motion carried 5-0.

Respectfully submitted,

Warren Bartels, secretary