

READING PLANNING COMMISSION

CITY OF READING

September 14, 2020

The meeting was called to order at 7:03 p.m. by Chair Christine Gollnick. The meeting was held remotely using Zoom. Commission members present online were Christine Gollnick, Warren Bartels, Chad Penney, Chuck Hartshorn, and Betty Blount. Absent: Emma Everett and Rebecca Matz. Also present: Kym Blythe, Sue Ditton, Chris Clabaugh, Michelle Bennett, and Ben Wheeler. Chad made a motion, seconded by Chuck, to approve the July 2020 minutes. Motion carried 4-0. The agenda was accepted as presented.

PUBLIC COMMENTS: None.

PUBLIC HEARINGS: Christine closed the regular meeting and opened a Public Hearing at 7:05 to consider signage at 133/137 S. Main Street which lies within the Downtown Historic Overlay District. Chris Clabaugh addressed the issue on behalf of the owner. He said the For Sale sign will be coming down. Chad had a question about lighted signs. Chris said they expect lighting on the inside of the sign. Chris asked about the design. Ben shared that the cross on the medical sign is ok but the medical marijuana leaf is prohibited. Chris shared that the door in the front will be the main entrance, and deliveries will be in back. Four signs in the front covering windows were felt busy, but ok. The web site will carry hours and information, but it was stipulated that information on the door be limited to hours, and not mentioning medical or recreational. Chris brought up that sandwich boards are being used across the street. It was shared that even though it's not necessary, it was ok. With no further concerns, Chad made a motion, seconded by Chuck, to close the Public Hearing at 7:16. Motion carried 4-0.

Christine opened a Public Hearing at 7:17 to consider lighting and signage at 124 S. Main Street which also is in the Downtown Historic Overlay District. Sue Ditton shared that they propose two LED lights towards the top that will focus on their sign. There were no questions or concerns. Chad made a motion, seconded by Chuck, to close the Public Hearing at 7:19. Motion carried 4-0. Christine reopened the regular meeting.

NEW BUSINESS: Chad made a motion, seconded by Betty, to approve the signage at 133/137 S. Main Street with the addendum that Medical and Recreational not be included, just that it is a Provisioning Center. Motion carried 5-0.

Chad made a motion, seconded by Betty, to approve the lighting as proposed for 124 S. Main Street. Motion carried 5-0.

The next scheduled meeting is for October 12, 2020.

OLD BUSINESS: Michelle Bennett shared preliminary information concerning updating the Master Plan. Points shared were these: A) 86 surveys were completed online, and 4 were turned in. It was felt by everyone to push for a few more yet, at least for one more month.

B) Future meetings were discussed. It was felt we would hope for in person meeting first, then use online or Zoom meetings if necessary. We could possibly check about meeting in the American Legion or the schools to allow for further social distancing.

C) Michelle shared an Infrastructure screen. Water capacity is at 100,000 gallons storage, which is ok for now. But it might require more if there is further business development or growth. Reading has a lot of heavy soils, which means there are impervious areas, leading to the need of storm water management. Further green development is one way to help with this. A green ordinance could be added to the zoning ordinance to help address this. 44% of current surveys would support tree canopy coverage. Concerning land use, the water and sanitary systems will need upgrading to allow for growth.

D) A Park and Recreation Master Plan is needed. With a Parks and Recreation Department grants can be obtained to help with Social Infrastructure.

E) Concerning Demographics and Housing, Reading's average household income is \$13,000 less than state averages and \$6,000 less than the county average. 34% of the residents earn Social Security with a mean income of \$18,235. This trends towards an aging population, not extreme, but trending. Prices of new construction on average are out of reach for most people living in Reading. With the average cost of a new house now around \$285,000, smaller homes coming in at around \$185,000 would be what most people could afford for new housing. Variety and quality of housing are two issues going forward. It was suggested that a steering committee be formed going forward.

COMPLIANCE PERMITS have been issued to:

Penney, at 204 S. Union Street, for a garage

June's Place, at 429 N. Main Street, for an addition.

PUBLIC COMMENTS: None.

Chad made a motion, seconded by Christine, to adjourn at 9:18. Motion carried 4-0.