

BERKS COUNTY PLANNING COMMISSION
SOUTH CAMPUS
400 E. WYOMISSING AVE., SUITE D, BOX 2
MOHNTON, PA 19540

August 12, 2026

MINUTES

1. CALL TO ORDER

Chair, Glenn R. Knoblauch called the monthly meeting of the Berks County Planning Commission to order at 3:01 p.m. The meeting was held in person in the 1st floor conference room at South Campus.

2. ROLL CALL

The following members were present:

Glenn R. Knoblauch, Chair
Sarah Phillips, Vice Chair
Kevin Lerch
Lee C. Olsen, AIA, NCARB
Gavin Milligan
Thomas C. McKeon, AICP, CEcD
Carolyn Rodino

Also Attending:

Ashley Showers, Executive Director
Leo Scott, Assistant Director
David Peris, Berks County Assistant Solicitor
Matthew McGough, Transportation Planner III
Michelle Franklin, Planner III
Laura Mursch Hosie, Intergovernmental Planner III
Michael Golembiewski, Planner III
Alan Piper, Transportation Planner III
Amanda Timochenko, Transportation Planner II
Devon Hain, Transportation Planner II
Rick Royer, Design Planner
Thiago Almeida, Planner II
Shanice Ellison, Planner I
Pam Menet, Director Community and Economic Development
Derek Harris, Economic Development Coordinator
Mark Mohn, Gov't Affairs Director, Reading-Berks Association of REALTORS®
Jeremy Zaborowski, Director of Industrial Development Authority
Deb Millman, President Greater Berks Development Fund/GRCA
Jeanne Johnston, Center for Excellence in Local Government, Albright College
Kelly Hughes, Account Clerk III

3. PUBLIC COMMENT

There was no public comment.

4. REPORTS OF STAFF

A. Executive Director's Report

Executive Director Ashley Showers reported that Michelle Franklin attended the Exide Community meeting with the Environmental Protection Agency (EPA) on August 11th. Due to new findings, the EPA expanded the Western study area radius by half a mile. Several parcels have already been sampled and additional sampling is planned.

Director Showers then acknowledged staff work anniversaries: Rick Royer celebrates 5 years with the BCPC; Devon Hain is celebrating 15 years with the BCPC; and Alan Piper is celebrating 45 years with the BCPC.

Director Showers continued her report by sharing that her along with Pam Menet, Director of Community and Economic Development, attended the Berks County Water and Sewer Annual Conference two weeks ago where they presented the Corridor study and the importance of having correct data from municipal water and sewer authorities. Additionally, Director Showers noted that a survey was distributed to the water and sewer authorities to complete to determine if their current and future capacity. To date, Director Showers has received approximately six responses. There are plans to do follow up conversations with the water and sewer authorities.

Director Showers continued her report by sharing the monthly Subdivision and Land Development reports for June and July. Specifically, there were 22 plans received for review. The last two report periods we have seen more commercial, industrial, and agricultural projects versus residential but the one project of significance, is Exeter Promenade, which is owned by the Berks County Redevelopment Authority, has been proposed for 232 apartment units.

Director Showers also noted that since July, we have received 10 zoning ordinance amendments for review. The majority are amendments for data centers, but we have also seen solar amendments as well as short-term rentals among others. To date, we have received 13 zoning amendments regarding data centers for review with the most recent submission being Ontelaunee Township. Lower Heidelberg Township also submitted a zoning map amendment as well as a use amendment for properties along Penn Avenue in Lower Heidelberg Township. Director Showers reported that she prepared that review and noted that the proposed rezoning of parcels was inconsistent with the Comprehensive Plan.

Director Showers then provided an update on some recent activities since July. Activities included a meeting with Jeremy Zaborowski from the Industrial Development Authority (IDA), Pam Menet from Community and Economic Development, and Assistant Director Leo Scott and Donnell Sheppard from Congresswoman Chrissy Houlahan's office. There was also an Economic Development Partners meeting with Deb Millman from Greater Reading Chamber Alliance, the Redevelopment Authority of Berks County, IDA, BCPC, Workforce Development, and the City of Reading. The purpose of the meeting was to share departmental updates, discuss priorities, and review ongoing projects.

Director Showers shared that she will be attending the County Planning Directors Meeting in State College on Friday, August 14th.

Director Showers reviewed upcoming partner events. Pam Menet and Director Showers will be attending Lehigh Valley Housing Symposium on August 26th. On September 24th, Director Showers will be a presenter at a municipal roundtable program for municipal engineers and municipal representatives. This program is a collaboration with staff at the Conservation District and the Department of Agriculture. The session will focus on what each office does and how they coordinate in the land development and permitting process. Finally, staff has been invited to present to the Berks Chapter of the Association of Certified Engineers.

5. CONSENT AGENDA

- A. Approve June 10, 2026, Meeting Minutes
- B. Approve Land Development & Subdivision Activity Report/Summary:
 - i. May 21, 2026-June 16, 2026
 - ii. June 17, 2026-July 23, 2026
- C. Approve Endorsed Land Development & Subdivision Activity:
 - i. June 2026
 - ii. July 2026

MOTION: Kevin Lerch made a motion to approve the Consent Agenda as presented. The motion was seconded by Gavin Milligan and passed unanimously.

6. STAFF, STAKEHOLDER AND BOARD MEMBERS' REPORTS

A. Ashley Showers – Outreach Efforts

Director Showers announced outreach cards were distributed to the board members prior to the meeting. These cards are intended to help publicize the Subdivision and Land Development dashboard and What is Berks Building. These tools are intended to keep residents informed about what is happening in their community. A feature article will appear in the County's internal newsletter, Berks Bits, along with a related post on the BCPC Facebook page. Director Showers will also be attending an upcoming outreach event where information about the dashboard will be displayed, and outreach cards will be available to attendees.

Director Showers discussed the call to action to the Board for municipal outreach and engagement. Specifically, the assignment of planning regions to each of the Board members. The Board has been asked to report any observations or concerns that may require BCPC attention.

A follow-up email will be sent confirming these assignments and identifying the Planning staff member assigned to each area. It will also include contact information that board members can share with municipalities if questions arise or assistance is needed.

B. Leo Scott – Regional Corridor Report Presentation

Assistant Director Leo Scott opened his presentation by noting that municipalities are being encouraged to take an active role in the comprehensive planning process. He

then provided an overview of the Regional Corridor reports through a slide presentation, explaining how the analysis was developed using several key steps: buildout assessment through work completed by the Brandywine Conservancy, data refinement to remove parcels that met more stringent land use criteria, and a ranking system based on land-use and utility availability to narrow down the data that determines the potential for development in the next ten years. These steps were used to determine the amount of potential developable acreage in each region.

Once the reports are disseminated to the municipalities, Staff will then host a webinar for municipalities on the use of the interactive mapping tool which coincides with the mapped parcels in the regional report. BCPC board members will also receive the regional reports and an invitation to attend the webinar. The final step will involve working with municipalities to update public water and sewer data in collaboration with BCPC.

7. ADJOURNMENT

MOTION: Lee Olson made a motion to adjourn the meeting at 4:03p.m. The motion was seconded by Carolyn Rodino.

Glenn R. Knoblauch, Chair

David Mattes, Secretary