

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

April 8, 2026

## MINUTES

1. CALL TO ORDER

Chair, Glenn R. Knoblauch called the monthly meeting of the Berks County Planning Commission to order at 3:00 p.m. The meeting was held on Wednesday, April 8, 2026, in person in the 1<sup>st</sup> floor conference room at South Campus.

2. ROLL CALL

**The following members were present:**

Glenn R. Knoblauch, Chair  
Sarah Phillips, Vice Chair  
David Mattes; Secretary  
Jodi Gauker  
Thomas C. McKeon, AICP, CEcD  
Gavin Milligan

**Also Attending:**

Ashley Showers, Executive Director  
David Peris, Berks County Assistant Solicitor  
Leo Scott, Assistant Director  
Matthew McGough, Transportation Planner III  
Michelle Franklin, Planner III  
Taylor Lawrence, Planner III  
Devon Hain, Planner II  
Laura Mursch Hosie, Intergovernmental Planner III  
Amanda Timochenko, Transportation Planner II  
Shanice Ellison, Planner I  
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, GRCA, Greater Berks Development Fund  
Alex Darlington, Lyons Borough  
Jaime Perez, Director Berks County Redevelopment Authority

3. PUBLIC COMMENT

There was no public comment.

4. REPORTS OF STAFF

A. Executive Director's Report

Executive Director Ashley Showers began her report by sharing there were several comments received regarding the Draft Data Center Advice . Per the review of those comments minor revisions were made to the document. Additionally, Ms. Showers noted that there were four municipal zoning ordinance amendments that were submitted to the Planning Commission for review.

Ms. Showers then shared several upcoming events that the Board was invited to attend. These events included the public meetings for the Long-Range Transportation Plan and Transportation Improvement Program as well as the April 16<sup>th</sup> Schuylkill Highlands Legislative Breakfast and the April 27<sup>th</sup> Schuylkill River Passenger Rail Authority Board meeting.

The Executive Director closed the report by noting the May meeting agenda would include a Blighted Property review form the County Redevelopment Authority.

5. CONSENT AGENDA

- A. Approve March 11, 2026 Meeting Minutes
- B. Approve Data Center Planning Advice Document
- C. Approve Land Development and Subdivision Activity Report/Summary: February 19, 2026 - March 18, 2026
- D. Approve Endorsed Land Development and Subdivision Activity: March 2026

MOTION: Tom McKeon made a motion to approve the Consent Agenda as presented. The motion was seconded by Jodi Gauker and passed unanimously.

6. STAFF, STAKEHOLDER AND BOARD MEMBERS' REPORTS

A. Laura Mursch-Hosie – Joint Municipal Comprehensive Plan Program

Ms. Hosie provided an update on the status of the three joint municipal comprehensive plans current underway. Specifically, the St. Lawrence, Exeter, Amity and Douglass (SEAD), Fleetwood, Maiden creek and Richmond (FMR), District, Rockland, Pike . Ms. Mursch Hosie noted that the kickoff meeting for the Northeastern Berks Joint Comprehensive plan was to occur on April 9<sup>th</sup>.

B. Ashley Showers – May Regional Meetings

Ms. Showers provided an overview to the Board on the format of the upcoming Imagine Berks Comprehensive Plan regional meetings. Specifically, the objective of the meetings is to provide an opportunity to share data with the municipalities that will be used in the development of the Comprehensive plan as well as giving the municipalities an opportunity to share feedback regarding the development of the plan.

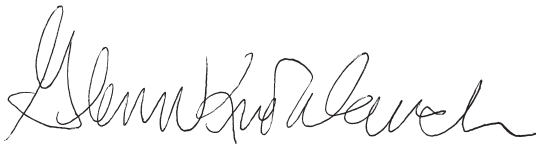
C. Leo Scott – Corridor Build Out Analysis Update

Mr. Scott provided an update on the Corridor Analysis, which identifies properties with development potential using a site selection methodology grounded in Smart

Growth principles and builds on the Brandywine Conservancy's prior work. The team is currently resolving mathematical issues related to varying municipal requirements and refining results by excluding very small parcels, reviewing land use codes, and visually checking for errors. Preliminary findings will be shared at Regional Municipal meetings in May, with additional municipal input gathered over the summer. The final report is expected in early fall, with municipal engagement remaining central to discussions about future land use and zoning.

8. ADJOURNMENT

MOTION: Jodi Gauker made a motion to adjourn the meeting at 4:06p.m. The motion was seconded by Gavin Milligan.



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Glenn R. Knoblauch, Chair



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David Mattes, Secretary