

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

October 22, 2025

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, October 22, 2025, in person in the 1st floor conference room at South Campus.

2. ROLL CALL

The following members were present:

Glenn R. Knoblauch, Chair
Lisa Weaver-Gonzalez, Vice Chair
Lee C. Olsen, AIA, NCARB, Secretary
Thomas C. McKeon, AICP, CECd
Jodi Gauker
Sarah Phillips
David Mattes
Kevin Lerch
Gavin Milligan

Also Attending:

Ashley Showers, Executive Director
David Peris, Berks County Assistant Solicitor
Shailyn Hernandez, Office Support V
Matthew McGough, Transportation Planner III
Michelle Franklin, Planner III
Taylor Lawrence, Planner III
Rick Royer, Design Planner I
Thiago Correa de Almeida, Planner II
Devon Hain, Planner II
Laura Mursch Hosie, Intergovernmental Planner III
Sydney Dougherty, Berks County Assistant Solicitor
Mark Mohn, Gov't Affairs Director, Reading-Berks Association of REALTORS®

3. PUBLIC COMMENT

There was no public comment.

4. REPORTS OF STAFF

A. Executive Director's Report

a. 2026 Board Meeting Format and Dates

Executive Director Ashley Showers began her report by suggesting having an open discussion with the board regarding the 2026 Board meeting dates and format. Discussion then ensued on the format of the

meetings in 2026 being all in-person rather than the virtual options we currently had, due to all the technical issues the Board had recently experienced. There was a consensus on dismissing the option of a hybrid meeting and doing an all in-person meeting with the option to have a call-in option for Board members for quorum purposes.

b. Imagine Berks Comprehensive Plan Update

Executive Director Ashley Showers began her report on the Imagine Berks Comprehensive Plan Update by sharing the new logo of the new County Comprehensive Plan. She went on to explain the new direction the Comprehensive plan is headed by merging the Imagine Berks Economic Development plan with the County Comprehensive Plan to ensure economic growth, land use, housing, and infrastructure strategies continue to align under one coordinated vision for Berks County's future. The new logo was a group effort amongst staff, and it is part of what we use for all the comprehensive plan outreach. Mrs. Showers continued to update on the corridor buildout analysis that is being done by Brandywine Conservancy for the comprehensive plan. The analysis will provide base data to the municipalities of their potential buildout potential based on their current by-right zoning regulations. Ashley Showers went on to explain the corridor buildout map in detail and recapping the last update meeting we had with Brandywine Conservancy. Executive Director Ashley Showers finalized her report by sharing with the board members an update on the outreach events staff had attended as part of soliciting input from the public for the County Comprehensive Plan. The model for the public survey is a Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis style survey for the public to fill out and give feedback. Mrs. Showers distributed cards to the board members as an invitation to share with their contacts to support the response rate of the survey.

Discussion ensued on the survey details and on the timeline of the corridor analysis and comprehensive plan.

B. Staff Reports – Michelle Franklin

a. Ethos East Project – South Heidelberg Township

The proposed plan was submitted for review as a Preliminary Plan. The site is located along the east side of Krick Lane approximately 650-feet south of Corporate Boulevard. The site is in a Designated Growth area, and it is in an identified Economic Development area of the County's Comprehensive Plan. The proposal is for the 319,920 sq foot warehouse with associated sight improvements. The plan is consistent with the Berks County Comprehensive Plan 2030 Update since the Economic Development areas are suitable for commercial and industrial development.

b. Ethos West Project – South Heidelberg Township

The proposed plan was submitted for review as a Preliminary Plan. The site is located along the west side of Krick Lane approximately 350-feet south of Corporate Boulevard. The site is in a Designated Growth area, and it is in an identified Economic Development area of the County's Comprehensive Plan. The proposal for the 1,031, 444 sq foot warehouse with associated sight improvements. The plan is consistent with the Berks County Comprehensive Plan 2030 Update since the Economic Development areas are suitable for commercial and industrial development.

Michelle Franklin reported that the plans were submitted as two separate plans, but they are one big project. This new project will be adjacent to an existing site with a warehouse and residential development. Comments on the staff review letter discussed transportation improvements, a recommendation of coordination between South Heidelberg Township and Lower Heidelberg projects

that were presented two years ago should occur as both developments will require working with PennDOT. A rest area was also recommended for truck drivers

A discussion ensued on the square footage of the property in both plans and the sizes of the warehouses. The concern was raised on the proximity of the project to the residential development adjacent to the project and how the residents have responded to the proposed warehouses. The sizes and the number of the warehouses in that one concentrated area was also commented on by the board members. Questions were raised on the type of analysis done when reviewing plans with this magnitude of warehouse spaces.

4. CONSENT AGENDA

- A. August 13, 2025 Meeting Minutes
- B. Land Development & Subdivision Activity Report/Summary
- C. Endorsed Land Development & Subdivision Activity

MOTION: David Mattes made a motion to approve the Consent Agenda as presented. The motion was seconded by Lee C. Olsen and passed unanimously.

5. STAFF, STAKEHOLDER AND BOARD MEMBERS REPORTS

A. Housing – Mark Mohn & David Mattes

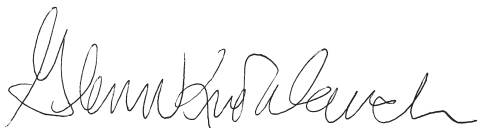
Mark Mohn began his presentation by giving an overview of who he is and what is his role in Reading-Berks Association of REALTORS® (RBAR). Mr. Mohn went on to discuss the data displayed on the handouts given to the attendees. The data consisted of the median sales price of homes, affordability index, and median household income throughout all of Berks County. He stated the challenge and the concerning gap between the median sale prices of homes to the median household income. Since this gap has widened substantially over the years on obtaining a home in the county it has created new trends on what consumers are wanting in homes. Such trends are smaller homes like tiny homes, modular homes, apartments, condos, etc. The residential developer market is embracing those changes and building homes that capture the new demands of the current consumer.

Mark Mohn did not end his presentation due to an immediate evacuation of the building.

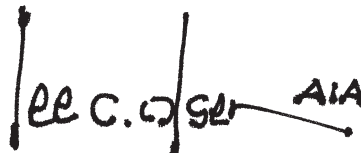
ADJOURNMENT

The meeting was interrupted due to an emergency with the building; there was an immediate evacuation at 3:49pm.

MOTION: NONE



Glenn R. Knoblauch, Chair



Lee C. Olsen, AIA, NCARB, Secretary