



# Subdivision & Land Development August 22 – September 19, 2019

## Berks County Planning Commission



### Types of New Development

#### Housing: 48 Total Units

Single Family Detached  
3



Mobile Homes  
0



Apartments  
43



Townhouse  
0

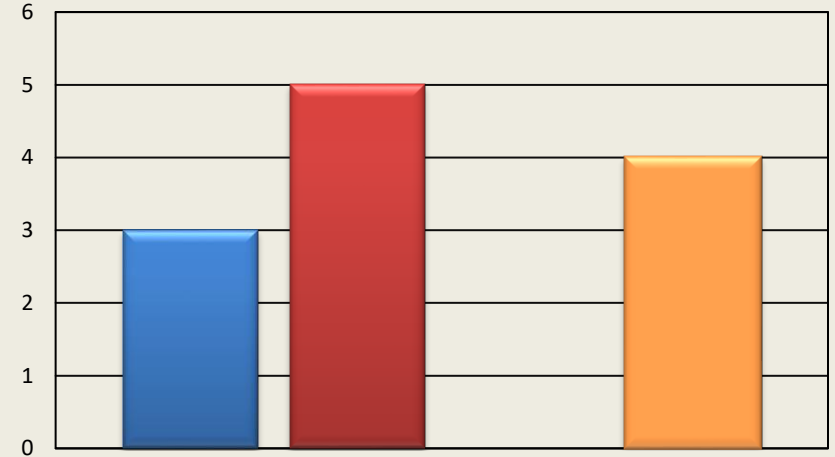


Semi Detached  
2



### Plan Activity

**Total**  
12  
**Subdivision/Lot Line Adjustment**  
5  
**Land Development**  
7  
**Acres**  
26.891



\*Annexations, Municipal, Recreation, etc.  
\*Please refer to Monthly Subdivision Review Activity Report for details.

### Non-Residential: 121,014 Total Square Feet

Agriculture  
0



Public Quasi  
0



Industrial/Warehouse  
29,600



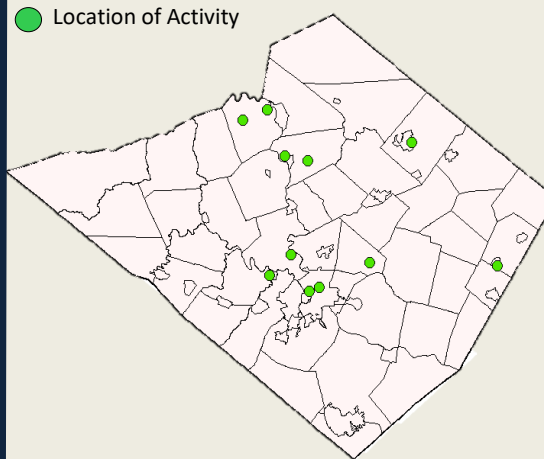
Commercial  
91,414



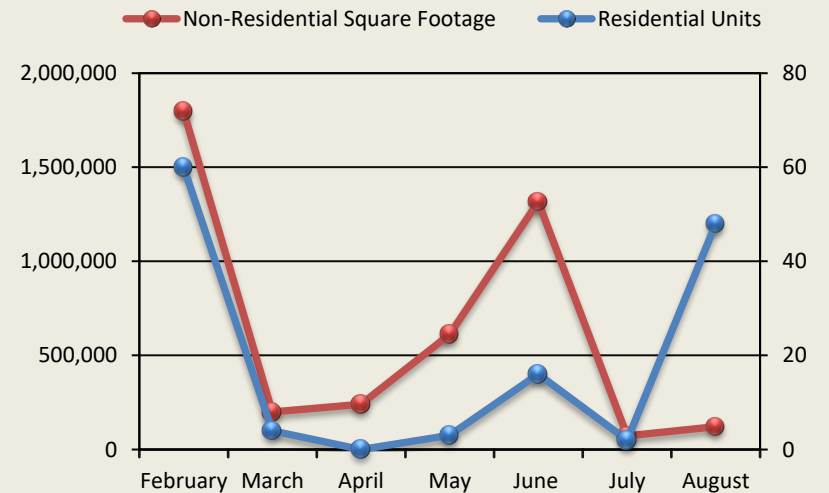
Commercial Recreational  
0



### Location of Activity



### Year to Date



**BERKS COUNTY PLANNING**

**COMMISSION**

**LAND DEVELOPMENT AND SUBDIVISION**

**ACTIVITY**

**MONTHLY REPORT**

**August 22, 2019 to September 19, 2019**

# **LAND DEVELOPMENTS AND SUBDIVISIONS**

## **ACTIVITY**

**August 22, 2019 to September 19, 2019**

### **SKETCH PLANS – REVIEW**

#### **1. Todd & Beth Lanphear Subdivision, Alsace Township – File #3-13371**

Location: North and south sides of Apple Lane approximately  
2,000-feet east of Spies Church Road.  
Applicant: Todd and Beth Lanphear  
Owner: Todd and Beth Lanphear  
Surveyor: John W. Hoffert, PLS  
# of Lots or Units: 1 SF, 1 Residue  
Area to be Developed: 2.940  
Total Acreage: 8.982  
Linear Feet (street): N/A  
Density: 0.223  
Sewer: 1 OL  
Water: 1 OL

#### **2. DeJesus Annexation Subdivision, Bern Township – File #7-13372**

Location: Northeast corner of Mitchell Avenue and Roosevelt Avenue.  
Applicant: Shane & Kristie Troutman  
Owner: Manuel and Nancy DeJesus, Jr.  
Surveyor: John W. Hoffert, PLS  
# of Lots or Units: 1 Annexation, 1 Residue  
Area to be Developed: 0.298  
Total Acreage: 1.073  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

## **PRELIMINARY PLANS – REVIEW**

### **1. Kutztown Self-Storage, Maxatawny Township – File #39-13367**

Location: Southwest side of the Kohler Road and S. Laurel Street intersection.  
Applicant: Eagle Point Management  
Owner: Ammon H. and Jane N. Zimmerman  
Surveyor: C2C Design Group  
# of Lots or Units: 1 Commercial  
Area to be Developed: 6.1  
Total Acreage: 6.42  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 P  
Water: 1 P

### **2. Premier Fleet Services, Inc., Perry Township – File #47-13365**

Location: Northeastern side of the Perry Road and Water Street intersection.  
Applicant: Richard Andrietta  
Owner: USJ Properties, LLC  
Surveyor: John W. Hoffert, PLS, LTD.  
# of Lots or Units: 1 EX Industrial  
Area to be Developed: 5.5  
Total Acreage: 9.327  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 EX P  
Water: 1 EX OL

### **3. Wind Turbine System, Perry Township – File #47-13370**

Location: South side at Forest Lane and north side of Stone Hill Road.  
Applicant: Bent Limb Farm LP, Paul Stelmach and Pamela Ellenberger  
Owner: Bent Limb Farm LP, Paul Stelmach and Pamela Ellenberger  
Surveyor: Smuckers Energy, LLC  
# of Lots or Units: 1 Other  
Area to be Developed: 1.0  
Total Acreage: 55.381  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

## **PRELIMINARY PLANS – REVIEW (CONT.)**

### **4. Hope Rescue Mission, Reading City – File #49-5161**

Location: Northeastern side of the N. 6<sup>th</sup> Street and Greenwich Street intersection.  
Applicant: Hope Rescue Mission  
Owner: Hope Rescue Mission  
Surveyor: Ludgate Engineering Corp.  
# of Lots or Units: 1 Residue, 1 EX Commercial  
Area to be Developed: 2.40  
Total Acreage: 4.87  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 EX P  
Water: 1 EX P

### **5. Gateway West, Reading City – File #49-13366**

Location: North side of W. Buttonwood Street, east side of Tulpehocken Street and west side of Gordon Street.  
Applicant: Gateway West Housing Associates, LP  
Owner: Reading Redevelopment Authority  
Surveyor: Ludgate Engineering Corp.  
# of Lots or Units: 2 SF, 2 SD, 43 Apartments, 3 Open Space  
Area to be Developed: 2.561  
Total Acreage: 2.561  
Linear Feet (street): N/A  
Density: 18.35  
Sewer: 48 P  
Water: 48 P

### **6. Asian Spa-912/914 Lancaster Avenue, Reading City – File #49-13368**

Location: Southern side of Lancaster Avenue approximately 120-feet southwest of the intersection with Hancock Avenue.  
Applicant: Ai Hong Li  
Owner: Ai Hong Li  
Surveyor: Timothy Strosser Designs, LLC  
# of Lots or Units: 1 Annexation, 1 Commercial  
Area to be Developed: 0.08  
Total Acreage: 0.16  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 2 P  
Water: 2 P

## **FINAL PLANS – REVIEW**

### **1. Thelma I. Eshbach, Bechtelsville Borough – File #6-12354**

Location: East side of South Main Street approximately 900-feet south of Mill Street.  
Applicant: Timothy and Olga P. Barrett  
Owner: Timothy and Olga P. Barrett  
Surveyor: Aston Surveyors  
# of Lots or Units: 1 EX SF, 1 Residue  
Area to be Developed: 2.969  
Total Acreage: 4.049  
Linear Feet (street): N/A  
Density: 0.494  
Sewer: 1 EX P  
Water: 1 EX P

### **2. 205 & 275 Sweitzer Road Annexation, Lower Heidelberg Township – File #35-13364**

Location: North side of Sweitzer Road approximately 680-feet northeast of Wagner Road.  
Applicant: Big Creek L.P.  
Owner: Rolf D. and Renate Schmidt  
Surveyor: Stackhouse Bensinger, Inc.  
# of Lots or Units: 1 Annexation, 1 Residue  
Area to be Developed: 2.10  
Total Acreage: 77.575  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

### **3. McDonald's Restaurant No. 37-1797, Tilden Township – File #63-11629**

Location: Northern corner of Cabela Drive and Wilderness Trail.  
Applicant: McDonald's USA, LLC  
Owner: McDonald's USA, LLC  
Surveyor: Bohler Engineering PA, LLC  
# of Lots or Units: 1 EX Commercial  
Area to be Developed: 0.083  
Total Acreage: 1.505  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 EX P  
Water: 1 EX P

**4. D & S Portable Toilets, Tilden Township – File #63-13369**

Location: Southeast side of the Mountain Road and Stone Road intersection.  
Applicant: Dennis L. and Sarah R. Kline  
Owner: Dennis L. and Sarah R. Kline  
Surveyor: Impact Engineering Group  
# of Lots or Units: 2 Other  
Area to be Developed: 0.86  
Total Acreage: 7.542  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>2</u>	<u>6</u>	<u>4</u>	<u>12</u>
8/22/2019 - 9/19/2019				
ACRES (Total)	10.055	78.719	90.671	179.445
(Area to be Dev) PRO - Proposed	3.238	17.641	6.012	26.891
LDP - Land Development Plan	0	5	2	7
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	1	2	0	3
Existing	0	0	1	1
SD - Semi-Detached (Duplex) - New	0	2	0	2
Existing	0	0	0	0
APT - Apartment - New	0	43	0	43
Existing	0	0	0	0
TH - Townhouse - New	0	0	0	0
Existing	0	0	0	0
MH - Mobile Home - New	0	0	0	0
Existing	0	0	0	0
CONDO - Condominium - New	0	0	0	0
Existing	0	0	0	0
COMM - Commercial - New	0	2	0	2
Existing	0	1	1	2
IND - Industrial - New	0	1	0	1
Existing	0	0	0	0
AG - Agricultural - New	0	0	0	0
Existing	0	0	0	0
OTHER - New	0	1	2	3
Existing	0	0	0	0
ANX - Annexation	1	1	1	3
RES - Residue	2	1	2	5
P - Public	0	0	0	0
QP - Quasi Public	0	0	0	0
OP - Open Space	0	3	0	3
LF - Linear Feet (Street)	0	0	0	0
Sewer - On-Lot	1	0	0	1
Existing On-Lot	0	0	0	0
Public	0	51	0	51
Existing Public	0	2	2	4
WATER - On-Lot	1	0	0	1
Existing On-Lot	0	1	0	1
Public	0	51	0	51
Existing Public	0	1	2	3

\* NOTE: The acreage reported in the "Area to be Developed" line includes lands for :  
Annexations, Agriculture and Open Space