



# TOWNSHIP OF SPRING PLANNING COMMISSION

**BERKS COUNTY, PA**  
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## MEETING MINUTES March 1, 2018

Chairman Oswald called the public workshop meeting of the Planning Commission to order on Thursday, March 1, 2018 at 7:00 p.m., in the Meeting Room of the Township of Spring Administration Building, 2850 Windmill Road, Cornwall Terrace, Berks County, Pennsylvania. The following Planning Commission members attended Jim Oswald, Peter Bliudzius, Barry Ulrich, Stephen Gibbs and Ron Keating. Absent were: Brad Weisman and Sarah Ehrlich. Also in attendance were, Dan Becker, Solicitor, Jim Moll, Director of Engineering & Planning Services, and Tasha Amato, Administrative Assistant.

### MINUTES

**February 1, 2018:** *Motion was made by Mr. Bliudzius second by Mr. Gibbs, approving the minutes dated February 1, 2018. Upon roll call, all members present voted affirmatively with the exception of Mr. Ulrich who abstained.*

### ZONING APPLICATIONS

**Thomas Rapp – Variance:** (review letter dated, 2/28/18 attached) Mr. Moll stated that the subject property is a ½-acre property located at 723 Vinemont Road. Property is located within the Rural Holding Area (RHA) District, where Section 305(G) requires a minimum side yard of twenty-five (25') feet. The applicant is proposing to replace the existing accessory structures with a single 36' by 30' pole building serving as a garage. The applicant proposes to erect the pole building five (5') from the side lot line; requesting a variance from the 25-foot minimum side yard setback. The location of the existing septic system is cited in the application as the reason for the proposed location of the pole building. *After further discussion; the Planning Commission chose not to make a recommendation to the Zoning Hearing Board.*

**Reserve at Gring's Mill – Variance:** (review letter dated, 2/28/18 attached) Mr. Moll reported the subject property is the 17-acre tract of land along Tulpehocken Road that is proposed to be developed as garden apartments under the name of the Reserve at Gring's Mill. All existing structures on property are intended for demolition with the exception of a multi-story dwelling located near Tulpehocken Road and is also listed on the Berks County Historical Resources Inventory. The applicant has indicated that this building is to be retained for use as a clubhouse and rental office. The existing dwelling is located 39 feet from the road right-of-way and therefore currently complies with the 30-foot front yard required for single family detached dwellings. However, as an element of the garden apartment development, it will be required to comply with a 75-foot front yard requirement, which it does not meet. The applicant has requested a variance of this requirement so that the existing structure can be utilized for the proposed purposes, Section 324(B)(43)(c). *After further discussion; a motion was made by Mr. Ulrich, seconded by Mr. Bliudzius recommending that the Zoning Hearing Board grant the requested variance, but with the condition that the approval is valid only if land development plans for the apartment complex are approved. In addition, any variance granted should clearly apply only to the existing structure, not other buildings on the property. Upon roll call, all members present voted affirmatively.*

There being no further business, Chairman Oswald adjourned the meeting at 7:45 p.m.

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Ron Keating, Secretary