



# TOWNSHIP OF SPRING PLANNING COMMISSION

**BERKS COUNTY, PA**  
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## WORKSHOP MINUTES September 26, 2019

Chairman Oswald called the public workshop meeting of the Planning Commission to order on Thursday, September 27, 2019 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, Ron Keating, Sarah Ehrlich, Barry Ulrich and Brad Weisman. Absent was Stephen Gibbs. Also in attendance were, Dan Becker, Township Solicitor, and Jim Moll, Director of Engineering & Planning Services.

### NEW PLANS:

**Kohl's/Aldi Revised Tentative Plan Amendment & Revision to Plan of Record Waiver Requests:** Mr. Moll reported on status of previous plan submittals. Due to adjoining property owners expressing concerns with the proposed loading dock facilities, the previous application had been withdrawn. Applicant has now resubmitted the request with changes. Township Engineer Jim Moll to complete detailed review for next planning commission meeting.

**Broadcasting Square Redevelopment – Final PRD Plans:** Mr. Moll gave a brief overview of applicant's submittal. Township Engineer Jim Moll to complete detailed review for next planning commission meeting.

**Penn State – Beaver Community Center – Land Development:** Mr. Moll gave a brief overview of applicant's submittal. Township Engineer Jim Moll to complete detailed review for next planning commission meeting.

### ZONING APPLICATIONS

**817 Apple Drive – Setback Variance:** (Review letter dated September 20, 2019, attached) Mr. Moll reported the Zoning Hearing Board hearing has been scheduled for October 2, 2019. Planning Commission would only be able to review said application today in order to have an opportunity to make a recommendation. Board of Supervisors recommended to Zoning Hearing Board that they grant said variance request. The applicants are proposing to construct a sunroom on an existing 10' by 18' concrete patio located at rear of existing dwelling. Patio will be approximately 25 feet from the rear lot line. Applicant is requesting a variance from the rear yard setback, Section 309(G). After further discussion, *a motion was made by Mr. Keating, second by Mr. Weisman, recommending to the Zoning Hearing Board that they Grant the variance request. Upon roll call, all members present voted affirmatively.*

### MISCELLANEOUS

**Hofmann Tract – Planning Module Component 4:** Mr. Moll reported applicants submitted a revised portion of the Planning Module Component 4 which is to be completed and signed by Planning Commission. Mr. Moll with authorization previously completed and signed on behalf of Planning Commission. *Mr. Ulrich made a motion, second by Mr. Keating, authorizing Jim Moll, Director of Engineering and Planning Services to sign and complete on behalf of Planning Commission. Upon roll call, all members present voted affirmatively.*

There being no further business, Chairman Oswald adjourned the meeting at 8:00 p.m.

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Ron Keating, Secretary