



# TOWNSHIP OF SPRING PLANNING COMMISSION

**BERKS COUNTY, PA**  
2850 Windmill Road  
READING, PA 19608  
Tel. (610) 678-5393  
Fax. (610) 678-4571  
Website: springtwpberks.org

## MINUTES January 30, 2020

Chairman Gibbs called the workshop/public meeting of the Planning Commission to order on Thursday, January 30, 2020 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: Ron Keating, Sarah Ehrlich, Stephen Gibbs, Brad Weisman, Barry Ulrich and LeRoy Schannauer. Also in attendance were, Daniel Becker, Esq., Township Solicitor, Jim Moll, Director of Engineering & Planning Services, Sheryl Rowan, Township Secretary, Aristides Otero, Chuck Frantz, Daral Woehrle and Fred and Pat Kofke.

### MINUTES:

**January 9, 2020:** Action on the Minutes deferred to the next meeting. Members of the PC wished T. Amato a speedy recovery.

### NEW PLANS:

**325 Miller Road – Revised Annexation Plan/Waiver:** (Review letter dated January 29, 2020, attached.) These two existing parcels consist of 6 acres, 2 lots, roughly 3 acres each, located on the south side of Miller Road between Grings Hill Road and Gelsing Road. Each lot is slightly deficient in area but the deficiency is less than 5% of the total lot area, and it appears these deficiencies could be considered de minimis, **Section 503(C)**. Mr. Moll will discuss this matter further with the Zoning Officer.

Mrs. Kofke, 331 Miller Road, voiced her concerns regarding a precedent being set for smaller lots that do not comply. She, also, pointed out the steep slopes and wetlands created by an underground spring, which has been disrupted. Solicitor Becker advised her if the Zoning Officer recommends the applicant appear before the Zoning Hearing Board, she will receive Notice of the hearing where she will be able to present her arguments for consideration.

A motion was made by Mr. Ulrich, second by Mrs. Ehrlich, recommending the Board of Supervisors approve the waiver for adjustment of the lot line, **Section 1005(D)**, subject to relief by the Zoning Hearing Board. Upon roll call, all members voted affirmatively.

**Riverfront FCU –Land Development Plans:** (Review letter dated January 29, 2020, attached.) The subject property is a 2.7 acre parcel located within the development of Keiser Ridge, Riverfront Federal Credit Union has an agreement of sale to purchase this lot and turn it into a financial establishment. The parking lot will be changed to accommodate a bank, including the creation of 3 drive-through lanes, and reducing the parking spaces by 24 spaces. Mr. Moll will be looking at the drive-through lanes, lighting plan and a waiver of the scale requirement, **Section 603(B)(2)**. No action was taken at this time.

### PENDING PLANS:

**Hofmann Tract Apartments – Land Development Plans:** Mr. Frantz reported the NPDES permit will be coming shortly.

**3 Meridian Boulevard:** Time extension was granted by the Board of Supervisors to April 22, 2020.

**Miscellaneous:**

**Penn State University – Beaver Community Center Enlargement:** The Board of Supervisors granted conditional final plan approval.

**Broadcasting Square Redevelopment – Final Plans:** Revised plans were received from the applicant prior to the meeting. Planning Commission members agreed to sign the plans, however, the plans will not be released to the Board of Supervisors until Mr. Moll has reviewed them thoroughly.

**Planning Commission Vacancy:** A motion was made by Mr. Ulrich, second by Mr. Weisman, recommending that the Board of Supervisors advertise to fill the vacant position on the Planning Commission. Upon roll call, all members voted affirmatively.

There being no further business, Chairman Gibbs adjourned the meeting at 7:40 p.m.

---

Ron Keating, Secretary