



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 March 5, 2020

Vice-Chairman Ehrlich called the public meeting of the Planning Commission to order on Thursday, March 5, 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 Stephen Gibbs, Ron Keating, Sarah Ehrlich, Barry Ulrich, Brad Weisman, and Leroy Schannauer. Also in attendance were, Dan Becker, Township Solicitor, and Jim Moll, Director of Engineering & Planning Services, Tasha Amato, Administrative Assistant, Ivan Zeiset, Greg Martin, and Nicole Mengel & Husband.

MINUTES:

January 9th & January 30th, 2020: *Action on the Minutes deferred to the next Planning Commission meeting.*

NEW PLANS:

Riverfront FCU – Land Development: Pending revised submittal.

ZONING APPLICATIONS:

607 Holtzman Road - Variance: (Review letter dated March 4, 2020, attached) Mr. Moll reported the applicant who owns/operates a tractor trailer which he currently stores on the property. Applicant is proposing to construct a garage to house the tractor trailer, along with a second truck tractor which he is currently restoring. Applicant is requesting (2) two variances from the Zoning Hearing Board for proposed building. Mr. Moll stated Zoning Hearing has been scheduled for April 1st, 2020. The applicant proposes a structure that would be approximately 3 ½ times the amount allowed for the size of accessory building floor area which is limited to 50% of the floor area of the residence, *Section 327(C)(1)(f)(2) limits the total floor area of all accessory buildings to no greater than fifty percent (50%) of the floor area of the residence.* The building is also proposed to be 20ft. 10.in high, exceeding the 15-foot height limit for accessory structures, *Section 327(C)(1)(f)(3)(i) states “no accessory building to the principal residential use shall have a height greater than fifteen (15) feet.* After further discussion, *Planning Commission chose to make no recommendation to the Zoning Hearing Board.*

2401 Noble Street – Appeal from Zoning Officer Decision: (Review letter dated March 4, 2020, attached) Mr. Moll reported the applicant has filed an appeal with the Zoning Hearing Board from a Notice of Violation that was issued by the Zoning Officer regarding the operation of a kennel at the property. Applicant has obtained a kennel license from the state; however, this does not provide relief from the requirement of complying with the Township Zoning Regulations. Applicant states that the reason for the appeal is that the “Zoning Ordinance has been interpreted and misapplied to the applicant’s property. Mrs. Mengel, explained to the Planning Commission that she does not operate a kennel per se, it’s more of a “Foster Care aka Kennel License system”. She explained puppies are placed with her till they receive Rabies shot and paperwork can be filled out. After a detailed discussion, Planning Commission chose to make no recommendation to the Zoning Hearing Board.

PENDING APPLICATIONS:

325 Miller Road – Annexation Plan – Extension of Time Request: Applicant submitted an extension of time until June 8, 2020. A motion was made by Mr. Ulrich, second by Mr. Weisman, recommending that the Board of Supervisors grant extension of time. Upon roll call, all members present voted affirmatively

Hofmann Tract Apartments – Land Development Plans – Extension of Time Request: Applicant submitted an extension of time until May 11, 2020. A motion was made by Mr. Weisman, second by Mr. Ulrich, recommending that the Board of Supervisors grant extension of time. Upon roll call, all members present voted affirmatively

3 Meridian Blvd – Final PRD Plans: Nothing new to report.

Miscellaneous

Planning Commission Member Vacancy –A motion was made by Mr. Ulrich, second by Mr. Weisman, recommending that the Board of Supervisors appoint Mr. Jeremy Zaborowski, to complete the unexpired term of the currently vacant position on the Planning Commission. Upon roll call, all members present voted affirmatively.

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

Ron Keating, Secretary