



TOWNSHIP OF SPRING PLANNING COMMISSION

BERKS COUNTY, PA
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MINUTES February 4, 2021

Chairman Stephen Gibbs called the Planning Commission meeting to order at 7:10 p.m., on Thursday, February 4th, 2021, by teleconference, conducted on Zoom, with those attending connecting on their computers at various locations. Ron Keating, Leroy Schannauer, Jeremy Zaborowski, Brad Weisman, Sarah Ehrlich, Dan Becker, Township Solicitor, and Jim Moll, Director of Engineering & Planning Services, Tasha Amato, Administrative Assistant, Nicholas Cuce, Jr, Esquire, At&t Mobility, Evan Bertel, 2117 Portland Ave, Stephanie Rose and Todd Grillo, 813 Apple Dr, also joined the Zoom meeting.

MINUTES:

January 7, 2021 – *Tabled to next meeting for action.*

ZONING APPLICATIONS:

813 Apple Dr – Variance: (Review letter dated, February 2, 2021 attached) Mr. Moll reported the applicant is requesting a variance for the proposed re-framing of an existing sunroom that encroaches into the 30-foot rear yard setback by 5 feet. Upon review, no permit had been issued for the original construction of the sunroom that had been placed on the concrete patio, which was permitted. Mr. Keating made a comment that this is an existing structure and that the applicant is not requesting to add on any additional structures but to enclose; with that said, he would like to state that the Planning Commission committee is not in favor of allowing any new structures being allowed to encroach into setbacks. *After further discussion, motion made by Mr. Keating, second by Mrs. Ehrlich recommending the Zoning Hearing board grant the variance with the comment being noted. Upon roll call, all members present voted affirmatively.*

2117 Portland Ave – Variances: (Review letter dated, February 3, 2021 attached) Mr. Moll stated the owner is requesting several variances related to a permit application previously submitted and was denied due to zoning deficiencies. The applicant is proposing to open a golf simulator business on the first floor of the existing building on the property. This existing building contains several uses and classified as a “multiple-use building”. Mr. Moll, Planning Commission and applicant discussed several issues in review including the various variance requests, lighting in parking lot, parking issues, and pre-existing non-conformities. *No Action taken. Planning commission stated there were significant deficiencies to make a recommendation. Recommended applicant take the time to address many of the comments in review letter attached and attend next Planning Commission meeting to discuss.*

AT&T Mobility Corp – Highland Street – Special Exception for Communications Antenna: (Review letter dated, February 3, 2021 attached) Mr. Moll reported the applicant is requesting special exception for the placement of a communications antenna and related equipment on an existing PPL utility pole located within the public right-of-way at the intersection of Highland Street and Woodside Avenue. The request includes replacement of the existing 29-foot high wooden utility pole with one of similar construction, but 39 feet high. Zoning Hearing has been scheduled for February 24, 2021. *After further discussion, motion made by Mr. Keating, second by Mr. Weisman recommending the Zoning Hearing Board grant the Special Exception for a wireless communications antenna within the public right-of-way. Upon roll call, all members present voted affirmatively.*

PENDING PLANS:

Alcon Parking Lot Expansion – Land Development Plans – Extension of Time: Mr. Moll stated the Plan has a current expiration date of February 22, 2021. Therefore, said plans will need an extension of time. The applicant has been notified accordingly and Township is waiting for submittal of request. After further discussion, *motion made by Mr. Keating, second by Mr. Schannauer, recommending the Board of Supervisors grant the extension of time if submitted by current expiration date. If request not received, recommendation to Board of Supervisors is to take action in accordance with the Township Engineer’s most recent review letter. Upon roll call, all members present voted affirmatively.*

Hofmann Tract Final Plans – Extension of Time: Applicant submitted an extension of time until May 10th, 2021. *Mrs. Ehrlich, second by Mr. Keating, made a motion recommending that the Board of Supervisors grant extension of time as requested. Upon roll call, all members present voted affirmatively.*

There being no further business, Chairman Gibbs adjourned the meeting at 8:10 p.m.

Ron Keating, Secretary