



TOWNSHIP OF SPRING PLANNING COMMISSION WORKSHOP

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MINUTES January 6, 2022

Vice Chairperson Ehrlich called a regular Planning Commission meeting to order at 7:05 p.m. on Thursday, January 6, 2022 in the Public Meeting Room of the Township Administration Building. Upon roll call, Sarah Ehrlich, Barry Ulrich, George Stuck, Brad Weisman, LeRoy Schannauer and Jeremy Zaborowski were present. Mr. Keating was absent. Also present were Jim Moll, Director of Engineering and Planning Services, Dan Becker, Township Solicitor; Judy Houck, Director of Parks and Recreation, Jen Bensinger, Information Systems Manager, Jeff Simcox and Peace Boisen. The following individuals attended via teleconference: Craig Bonenberger, Chris Riggle, Douglas iPad, Erik Hetzel, Greg Davis, Evelyn Tyson, Tom Wilt, Tyler, Kevin Flannery and John's iphone.

REORGANIZATION:

Solicitor Becker opened the floor for nominations for the position of Chairperson. Mr. Stuck nominated Mr. Ulrich for the position of Chairperson. Motion to close nominations was made by Ms. Ehrlich and seconded by Mr. Zaborowski. All members present voted "aye" to appoint Mr. Ulrich as the 2022 Chairperson of the Planning Commission.

Chairperson Ulrich opened the floor for nominations for the position of Vice Chairperson. Mr. Schannauer nominated Ms. Ehrlich for the position of Vice Chairperson. Motion to close nominations was made by Mr. Zaborowski and seconded by Mr. Weisman. All members present voted "aye" to appoint Ms. Ehrlich as the 2022 Vice-Chairperson of the Planning Commission.

Chairperson Ulrich opened the floor for nominations for the position of Secretary. Ms. Ehrlich nominated Mr. Keating for the position of Secretary. Motion to close the nominations was made by Mr. Stuck and seconded by Mr. Weisman. All members present voted "aye" to appoint Mr. Keating as the 2022 Secretary of the Planning Commission.

MINUTES:

December 2nd, 2021 Meeting – *A motion was made by Ms. Ehrlich, seconded by Mr. Zaborowski to approve the minutes of the December 2nd, 2021 meeting. Upon roll call, Mr. Stuck and Mr. Schannauer abstained but all other members present voted affirmatively. MOTION CARRIED.*

OPEN TO THE FLOOR: None

NEW PLANS:

Wilson School District – Athletic Field Improvements

(Draft Review letter dated January 6, 2022 attached)

Mr. Moll had submitted a DRAFT review letter because the plans were not received by the Township in enough time for him to complete a thorough review. Mr. Simcox thanked the Planning Commission for their recommendation to grant all of the District's waivers. He has submitted an internal traffic flow plan for the Township's review. Mr. Moll updated the Commission about the discussions that were held at the Board of Supervisors' meeting on December 28th, 2021. He and Mr. Anderson from Kraft Engineering will be reviewing the traffic flow plan and will be making a recommendation to the Board of Supervisors. Mr. Moll updated the Commission on the discussion that was held at the Supervisors' December 28th, 2021 meeting. Mr. Stuck questioned if the School District had discussed the pedestrian flow on Howard Street. Mr. Simcox indicated that this discussion has not occurred yet and then questioned Mr. Becker if anyone had reached out to him regarding this issue. Mr. Simcox is unsure if it is ethical and/or legal for the school district to spend funds on private property. Mr. Becker believes that not only is it legal to do so but that it is also the District's responsibility to provide the students with safe access to the schools. Discussion was held regarding the pedestrian safety of Dwight Street and Howard Street.

A motion to recommend the Board of Supervisors grant the Extension of Time until March 26th, 2022 was made by Mr. Stuck and seconded by Ms. Ehrlich. Upon roll call, all members present voted affirmatively. MOTION CARRIED

Due to an emergency situation that arose at Ms. Tyson's home, the Commission re-arranged the agenda.

Alcon Parking Lot Expansion – Land Development Plans

(Review letter dated January 5, 2022 attached)

Mr. Moll reviewed this project and highlighted the following conditions that should be considered prior to the approval of the plan:

1. Appropriate notations on plan regarding sanitary sewage capacity
2. DEP Planning Module Approval
3. E & S Approval
4. Municipal improvements agreement and financial security
5. Stormwater management agreement and contribution
6. Satisfaction of the Fire Marshal's comments
7. Signatures, seals and notarizations on plans

Ms. Tyson reported that the applicant is willing to and capable of addressing all of the conditions as outlined in Mr. Moll's review letter. She has been trying to contact Ms. Hoag from the City of Reading on a weekly basis to discuss the sewage capacity but has not received any response.

A motion to recommend that the Board of Supervisors grant Conditional Approval to the Final Plans with the seven (7) conditions outlined in Mr. Moll's January 5, 2022 review letter was made by Ms. Ehrlich, seconded by Mr. Zaborowski. Upon roll call, all members present voted affirmatively except Mr. Ulrich who abstained.. MOTION CARRIED.

NEW PLANS (Continued:)

Learning Experience – Tentative and Final PRD Plans

(Review letter dated January 4, 2022 attached)

Mr. Moll provided a brief history of this project which has changed ownership since the Commission first saw plans for this location. The previous plans for this location were for an office building and then a bank. The current plan is for a day care facility. This location is in the Planned Residential Development (PRD). The application consists of two parts:

1. Amendment to the tentative plan that shows that area as an office building
2. Revision to a plan of record – the final plan was approved for a bank

A public hearing is required to amend the tentative plan and the Commission had requested a narrative from the applicant which would address the questions that are part of that hearing. That document has been received.

The applicant is seeking a recommendation from the Planning Commission to the Board of Supervisors to proceed with the process to amend the tentative plan.

A motion stating that the Planning Commission 1) looks favorably upon the applicant's request to amend the tentative plan, 2) recommends that the tentative plan be amended and 3) recommends the Board of Supervisors schedule a public hearing to begin the process of amending the tentative plan, was made by Mr. Stuck, seconded by Ms. Ehrlich. Upon roll call, all members present voted affirmatively. MOTION CARRIED.

A motion to recommend the Board of Supervisors grant the Extension of Time until April 28th, 2022 was made by Mr. Weisman, seconded by Ms. Ehrlich. Upon roll call, all members present voted affirmatively. MOTION CARRIED.

Chick-fil-A – Land Development Plans

(Review letter dated January 5, 2022 attached.)

Mr. Moll provided a brief review of the project and explained the following three waivers that the applicant is requesting:

1. Permission to follow the single-stage submission process.
2. Permission to utilize a scale other than the specified 1" = 50'.
3. A waiver of the provision of Section 503(C)(C)(6) which requires the entire property to be surveyed.

Mr. Moll supports granting these waivers.

A motion to recommend to the Board of Supervisors that the three waivers of the Subdivision and Land Development Ordinance outlined in Mr. Moll's January 5, 2022 review letter be granted was made by Ms. Ehrlich, seconded by Mr. Zaborowski. Upon roll call, all members present voted affirmatively. MOTION CARRIED.

Mr. Moll discussed the comments from Fire Marshal Hatt. Mr. Riegel confirmed that he spoke with Fire Marshal Hatt earlier today and the applicant will be able to address all of the Fire Marshal's concerns.

NEW PLANS (Continued):

Chick-fil-A – Land Development Plans (Continued)

(Review letter dated January 5, 2022 attached.)

Mr. Moll has spoken with Entech regarding the sewage capacity for this project. The proposed changes will reduce the number of tables inside the restaurant but increase the number of drive-thru customers they can serve in a day. This increased food production could affect the sanitary sewer capacity. The Township requested that the applicant provide water meter readings from any other similar projects they have done to assist in determining what, if any, affect the increased drive-thru may have on the sewer generation.

The applicant is requesting approval of the Preliminary/Final Plans.

A motion to recommend the Board of Supervisors accept the Preliminary/Final Land Development Plans with the following conditions: 1) Resolution of the Fire Marshal's concerns, 2) Completion of an Improvements Agreement and posting of financial security, 3) Resolution of sewer generation on the site and obtaining additional capacity if necessary, 4) Approval from the water company and 5) Resolution of stormwater management issues was made by Mr. Stuck, seconded by Mr. Weisman. Upon roll call, all members present voted affirmatively. MOTION CARRIED.

A motion to recommend the Board of Supervisors grant the Extension of Time until February 28th, 2022 was made by Mr. Zaborowski, seconded by Ms. Ehrlich. Upon roll call, all members present voted affirmatively. MOTION CARRIED.

ZONING APPLICATIONS:

95 Chapel Hill Road – Variance, Special Exception and Zoning Appeal

(Review letter dated December 31, 2021 attached.)

The applicant is the owner of two adjoining parcels of land along Chapel Hill Road between Gelsinger Road and Fritztown Road. This site was formerly a youth pole vaulting camp and has many structures on the site. There is a dwelling unit on the smaller of the two lots (Lot 95) and the applicant, Mr. Boisen, is seeking to build a dwelling on the larger of the two lots (Lot 95A). Because of the zoning regulations in this area, the two parcels can be considered one lot and two dwellings would be permitted if, after combining the two lot sizes, there would be sufficient acreage. Unfortunately, Mr. Boisen's lots do not create a large enough lot for this to be permitted without a variance.

Discussion was held regarding the condition of the current dwelling unit, Mr. Boisen's intentions for the outbuildings and the location of the floodplain on this property. This property is served by the Township's sanitary sewer system but its water source is a private well. The Township staff (Engineering/Fire/Codes) has reviewed this application and agree that if a variance is granted it should be conditional upon Mr. Boisen completing the renovations on the existing dwelling and bringing it into compliance with current building codes before a building permit is issued for the new dwelling unit.

A motion recommending the Zoning Hearing Board grant whatever relief would be applicable to permit the applicant to build a second dwelling unit on this property once the current dwelling

unit has been brought up to current Building Codes was made by Mr. Zaborowski and seconded by Mr. Weisman. Upon roll call, all members present voted affirmatively. MOTION CARRIED.

ZONING APPLICATIONS (Continued):

503 West Lawn Avenue – Variance and Special Exception

(Review letter date January 4, 2022 attached)

Mr. Moll stated that this application involved the encroachment of a carport into a side yard setback. The applicant has had a property survey completed which accurately identified the property lines and revealed that the applicant does not need a Variance or a Special Exception. This application has been withdrawn.

ADJOURNMENT: There being no further business, Chairperson Ulrich adjourned the meeting at 8:06 pm.



Ron Keating, Secretary