



TOWNSHIP OF SPRING PLANNING COMMISSION WORKSHOP

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

MINUTES April 28, 2022 - Workshop

Chairperson Ulrich called a regular Planning Commission Workshop meeting to order at 7:00 p.m. on Thursday, April 28, 2022 in the Public Meeting Room of the Township Administration Building. Upon roll call, Ron Keating, Sarah Ehrlich and Jeremy Zaborowski were present. Brad Weisman and Dan Becker, Township Solicitor attend via teleconference. Also present were Jim Moll, Director of Engineering and Planning Services; Judy Houck, Director of Parks and Recreation; Jen Bensinger, Information Systems Manager. Mike Gombar and Martin Grass attended via teleconference.

OPEN TO THE FLOOR: None

MINUTES:

March 31st, 2022 Meeting – No action was taken.

NEW PLANS:

St. Luke's Medical Office Building – Sketch Plan

This building is proposed for the former site of the Commerce Bank at the intersection of Shillington Road and Spohn Road. Mr. Moll reviewed the site and pointed out that there is a drainage easement and box culvert located under Shillington Road and the corner of this property. The site currently has 3 driveways. The applicant is proposing to close off the driveway closest to the intersection of Spohn Road. The applicant has indicated that the building will house doctors' offices. Mr. Moll is concerned that the drainage easement is not accurately shown on the sketch plan. Stormwater calculations will be required because the building footprint and impervious surfaces are being increased. The applicant will also need to prove that there is adequate sewage capacity for their proposed development. Mr. Moll plans to distribute his review letter early next week.

Broadcasting Square (West) Redevelopment – Revised Final Plans

Mr. Moll reviewed the past history of this development. The Board of Supervisors had approved the Final Plans but the plans were never recorded and due to the COVID-19 pandemic, the project was put on hold for quite some time. Because there was a previously approved plan and the applicant is altering the plan to accommodate an Outback Restaurant instead of the Panera Bread restaurant, as previously planned, the Township agreed to permit the applicant to submit Revised Final Plans. Mr. Zaborowski questioned the amount of proposed parking. No one is sure what the other proposed buildings will house.

NEW ZONING REQUESTS

55 Saddle Court – Variance for Residential Addition

Ms. Bensinger presented the variance request which addresses the rear yard setback. This house is set back 100' from the front of the property which places it very close to the rear of the property. The applicant is requesting relief from the 30' rear yard setback so they can place a two-story addition on the house with an ADA ramp from the driveway to the second floor. This property also has a 20' wide sanitary sewer easement along the right-side yard which further restricts the uses on the property. Discussion was held regarding the purpose of the addition and if there were other accessible entrances to the house. The building plans indicate that the proposed addition will encroach 12' into the 30' rear yard setback, creating an 18' setback from the rear property line.

10 Beaver Road – Variance for Expansion of Self Storage Facility

The applicant is requesting a variance for the expansion of a small self-storage facility (currently 12 units) which has access from Blimline Road. The applicant is planning to create a total of 113 storage units. The original plan was approved prior to the installation of Route 222. When the highway was installed, the Township changed their zoning regulations in this area. The applicant is requesting twelve (12) different variances from the Zoning regulations. Some of the requested variances include: front, side and rear yard setbacks, impervious coverage, building height and non-conforming uses. There are also two paper streets on the site.

2125 Portland Avenue – Revised Application for Variance & Special Exception for Auto Body Shop

Although the Planning Commission had previously made a recommendation to deny the Special Exception application for this property, the applicant has now applied for a variance. The request for a variance now makes this a “new” application. Mr. Zaborowski will not be at the meeting next week but he will still feel the same as he did the last time this application was voted on.

2834 Shillington Road -Variance for Flower Shop

The applicant is seeking dimensional relief to put a flower shop in the former Mack Employment building. The current site is only approximately ½ acre but a retail store requires a 1-acre lot. Mr. Moll will be confirming that they will be using both buildings. The applicant has indicated that they will not be altering the structures. Mr. Moll has several questions that he will be addressing with the applicant.

PENDING PLANS

Wilson School District – Building Addition & Athletic Field Improvements

Mr. Moll reported to the Commission that this project seems to be on hold. The current extension of time expires on May 10th, 2022 and Mr. Moll expects that a new Extension of Time application will be submitted shortly.

Montello Residences – Preliminary/Final Subdivision PLans

The current extension of time on this project expires December 31st, 2022. The applicant is working on addressing the driveway issues.

APPROVED PLANS REQUIRING FURTHER PC ACTION:

Chick-fil-A – Revised Land Development Plans

The Board of Supervisors have approved this plan with certain conditions. These conditions have caused some changes to the plans which will be reviewed by Mr. Moll.

Hofmann Tract – Land Development Plans

Mr. Moll and Mr. Becker have been working feverishly to complete all of the agreements and documents that need to be processed. He hopes to be bringing the slightly revised plans back to the Commission shortly.

INFORMATIONAL

Broadcasting Square (East) Redevelopment – Site Plans

The Township has waived its right to review these plans as a Land Development Plan and it will be processed through the Codes Department. This is the site of the former M&T Bank. The Planning Commission does not need to take any additional action on this plan.

ADJOURNMENT: There being no further business, Chairperson Ulrich adjourned the meeting at 8:01 p.m.



Ron Keating, Secretary