



TOWNSHIP OF SPRING PLANNING COMMISSION

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Minutes May 5, 2022

Chairperson Ulrich called a regular Planning Commission meeting to order at 7:00 p.m. on Thursday, May 5, 2022 in the Public Meeting Room of the Township Administration Building. Upon roll call, LeRoy Schannauer, Ron Keating, Sarah Ehrlich and George Stuck were present. Also present were Jim Moll, Director of Engineering and Planning Services; Dan Becker, Solicitor, Judy Houck, Director of Parks and Recreation and Jen Bensinger, Information Systems Manager. Heidi Masano attended virtually. The following individuals also attended the meeting: Laura Kauffman, Daniel Grassi, Aristides Otero, David Wilson, Adaila Rios and Deb Bensinger.

OPEN TO THE FLOOR: None

MINUTES:

March 31st, 2022 Meeting – Motion made by Mr. Stuck, seconded by Mr. Schannauer to approve the minutes of the March 31st, 2022 meeting. Upon roll call, Ms. Ehrlich abstained and all other members present voted affirmatively. **MOTION CARRIED. 5-0**

April 28th, 2022 Meeting – There were not enough members at the meeting who had attended the April 28th Workshop Meeting so these minutes will be approved at a future meeting.

NEW PLANS:

St. Luke's Medical Office Building – Sketch Plan

(Review letter dated May 4, 2022 attached.)

The applicant has submitted a sketch plan for a 12,000 sq. ft. medical office building proposed for 2701 Shillington Road, the former location of the First National Bank. Mr. Moll reported that the property is within the Planned Office Business District where a medical office is a use permitted by right. The parking regulations will be based on the number of doctors and the proposed number of employees. David Wilson and Daniel Grassi represented the applicant and gave a brief presentation. The applicant appreciated the detailed report they received from the Township staff as it will help guide them through the process. Mr. Grassi reported that this building will house doctors' offices and "Care Now" services which are not the same as "Urgent Care". St. Luke's University Health Care follows the state guidelines regarding "Urgent Care" and "Care Now". "Care Now" services include walk-in services for scrapes, strains, burns, bruises, x-rays and laboratory services with no appointments. They will also be hosting doctors' offices and an area for physical therapy. The applicant is providing more parking than required due to feedback they have received from patients at other facilities. Mr. Wilson reviewed the existing utilities and understands that they may need more sanitary sewer EDUs and will work through the Township's process to obtain these if necessary. He also addressed the review comments pertaining to the closure of the driveway closest

NEW PLANS (Continued):

St. Luke’s Medical Office Building – Sketch Plan (Continued)

(Review letter dated May 4, 2022 attached.)

to the intersection with Spohn Road. The applicant would like to close this drive and create parking spaces in this area which requires a 10’ setback from the street right-of-way. Discussion was held regarding whether or not a variance would be required and if this could be considered a pre-existing non-conformity. Mr. Stuck confirmed that the applicant will be razing the existing building and constructing a completely new building.

Mr. Wilson identified the concrete end-wall that is located just off the edge of the property. Prior to the construction of the original building, there was a large open swale and a 50’ wide storm water easement shown on the plan. The previously recorded plans indicated that the culvert was fully within this easement. The applicant’s land use attorney is currently reviewing the 270-page deed report. Mr. Moll believes the easement contains both the sanitary sewer easement and the storm water easement. Mr. Wilson reported that this easement affects the design of the building and the applicant is requesting permission to encroach upon the easement. Mr. Becker recommends that the applicant work with Mr. Moll to investigate and work through this issue. Mr. Wilson recognized the comments regarding storm water controls, sanitary sewer capacity and sidewalks. He also showed the Commission where they are proposing to locate the dumpster and a brief discussion was held regarding screening and the landscaping required by the zoning regulations for dumpsters.

Broadcasting Square (West) Redevelopment – Revised Final Plans

(Review letter dated May 5, 2022 attached.)

Mr. Moll provided a brief history of the project which included the approval of the plans however the plans were never recorded because there were still some outstanding conditions. Due to the COVID -19 pandemic, the plan has been on hold for the past two years. The plan has been slightly altered due to the change of proposed restaurants. Originally a Panera Bread restaurant was proposed but now an Outback restaurant is being proposed.

Motion made by Ms. Ehrlich, seconded by Mr. Keating to recommend to the Board of Supervisors approval of the revised final plans. Upon roll call, all members present voted affirmatively. MOTION CARRIED. 5-0

Ms. Masano asked if she could proceed with filling numbers into the Improvements Agreement. Mr. Moll needs to speak with Great Valley Consultants but will get back in touch with the applicant as soon as possible.

Ms. Masano also requested that the Planning Commission move the Broadcasting Square (East) Site Plan project from the end of the agenda until now so that they could receive an update on the status of this project.

INFORMATIONAL

Broadcasting Square (East) Redevelopment – Site Plans

(Review letter dated May 5, 2022 attached.)

Ms. Masano requested that this item be discussed immediately following the Broadcasting Square (West) Redevelopment – Revised Final Plans. Mr. Moll informed the Commission that since the applicant had received a waiver of the land development process from the Township, this plan would be reviewed by the Codes Department and his review of the plans would be submitted to that

INFORMATIONAL (Continued)

Broadcasting Square (East) Redevelopment – Site Plans (Continued)

Department. Discussion was held regarding the parking needs for this site since it has now been revealed that both of the occupants will be restaurants. Mr. Otero indicated that he felt that they have already addressed this issue and that there is already sufficient parking available. Mr. Moll indicated that the Township staff are in the process of reviewing the plans. Mr. Becker confirmed that the tenants would be Honeygrow and Mod Pizza – both restaurants. Mr. Moll indicated that Entech Engineering does not feel that there will be any issues with the sanitary sewage capacity for this site because both of these restaurants will be using disposable utensils which reduces the amount of water the facilities will use. This however does not address the parking issues. Mr. Otero reported that in 1998, the entire Broadcasting Square project was awarded a variance from the Township’s parking requirements and he feels that this project complies with the variance.

Mr. Otero questioned the Broadcasting Square West development and what the Township still needed from the applicant. Mr. Otero confirmed that he needed to provide signed and sealed plans, the Cost Estimate and Improvements Agreement and the Storm Water Agreement. Mr. Becker confirmed with Ms. Masano that the Improvements Agreement and Storm Water Agreement were completed when the plan included the Panera Bread restaurant. Mr. Becker and Mr. Moll will review these documents to confirm that they compliant now that the plan has been revised. Mr. Otero has the signed and sealed plans for Broadcasting Square West ready for the Planning Commission to sign this evening.

NEW ZONING REQUESTS

Chairperson Ulrich announced that the Planning Commission would address the 55 Saddle Court and then the 2843 Shillington Road projects since these applicants were present.

55 Saddle Court – Variance for Residential Addition

(Review letter dated May 4, 2022 attached.)

Ms. Bensinger provided a brief background of the site and the project. The applicant is requesting permission to construct a two-story addition with an accessible ramp on the rear of the property. This home is set back from the front right-of-way approximately 90 feet which reduced the size of the backyard. The required rear setback in this development is 30 feet. The left-side yard contains a sanitary sewer easement and the right-side yard is where the driveway and garage are located. The applicant is seeking relief of the rear yard set-back requirement in order to provide an alternate egress for Mr. Kauffman who uses a mobility device (wheelchair).

Motion made by Mr. Stuck, seconded by Mr. Keating to recommend to the Zoning Hearing Board, that the variance for relief of the rear yard set-back requirement be approved with the condition that the stormwater runoff be reviewed. Upon roll call, all members present voted affirmatively. MOTION CARRIED. 5-0

Mr. Keating noted that the storm water generated by the addition will not be significant because the proposed building addition is not that large. Mr. Moll commented that the concern is not from an increase in impervious surfaces but rather from the earth disturbance on the steep slope created during construction.

NEW ZONING REQUESTS (Continued)

2834 Shillington Road -Variance for Flower Shop

(Review letter dated May 3, 2022 attached.)

Mr. Moll reported that this property sits on a 0.46-acre lot and contains a home and an outbuilding. A retail store facing an arterial or collector street in this area requires a one-acre lot. The applicant is seeking a variance from this requirement. The applicant is the owner of Acacia Flower Shop which is currently located in Wyomissing and Ms. Rios plans to move her operations to this site. The retail store will be placed in the rear outbuilding. The former home will be used for office and storage space. The applicant plans to upgrade the façade of both buildings.

Motion made by Mr. Keating, seconded by Ms. Ehrlich to recommend the Zoning Hearing Board grant the requested variance. Upon roll call, all members present voted affirmatively.

MOTION CARRIED. 5-0

Discussion was held with the applicant regarding parking and their next steps in the process.

10 Beaver Road – Variance for Expansion of Self Storage Facility

(Review letter dated May 4, 2022 attached.)

Mr. Moll reported that the applicant has requested this item be tabled at this point.

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

(Review letter dated May 4, 2022 attached.)

Mr. Moll reported that the applicant has revised their Special Exception application and has added a Variance Request but no additional information was provided. The Planning Commission has previously recommended against the Special Exception.

Motion made by Mr. Stuck, seconded by Ms. Ehrlich to maintain the Planning Commission's recommendation to the Zoning Hearing Board for denial of the Special Exception and to also recommend denial of the Variance Request. Upon roll call, all members present voted affirmatively.

MOTION CARRIED. 5-0

PENDING PLANS

Wilson School District – Building Addition & Athletic Field Improvements

(Extension of Time Request attached.)

Mr. Moll reported that due to recent personnel changes at the Wilson School District, the District has placed this project on hold.

Motion made by Mr. Stuck, seconded by Mr. Schannauer to recommend to the Board of Supervisors, approval of the Extension of Time request until June 14th, 2022. Upon roll call, all members present voted affirmatively. MOTION CARRIED 5-0

Montello Residences – Preliminary/Final Subdivision Plans

Mr. Moll reported that the applicant is still working on the driveway plans and the current Extension of Time does not expire until December 31st, 2022.

APPROVED PLANS REQUIRING FURTHER PC ACTION:

Chick-fil-A – Revised Land Development Plans

(Review letter dated May 5, 2022 attached.)

The plans have been approved by the Board of Supervisors based on the recommendation from the Planning Commission. They are in the process of satisfying the conditions and Mr. Moll has reviewed the revised plans. No further action is needed by the Planning Commission other than signing the revised plans when they are received. The plans will not be released for signatures until all of the non-plan conditions are satisfied.

Hofmann Tract – Land Development Plans

Mr. Moll reported that he and Mr. Becker are still working through all of the complicated conditions on this project.

ADJOURNMENT: There being no further business, Chairperson Ulrich adjourned the meeting at 8:22 p.m.



Ron Keating, Secretary