



TOWNSHIP OF SPRING PLANNING COMMISSION

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Meeting Minutes June 2, 2022

Chairperson Ulrich called a regular Planning Commission meeting to order at 7:00 p.m. on Thursday, June 2, 2022 in the Public Meeting Room of the Township Administration Building. Upon roll call, LeRoy Schannauer, Ron Keating, Sarah Ehrlich, Brad Weisman, Jeremy Zaborowski and George Stuck were present. Also present were Jim Moll, Director of Engineering and Planning Services; Dan Becker, Solicitor and Judy Houck, Director of Parks and Recreation. The following individuals also attended the meeting: Mark Koch, Greg Sarig and Karen Krater.

OPEN TO THE FLOOR: None

Amendment to the Agenda: Motion made by Mr. Zaborowski, seconded by Ms. Ehrlich to amend the agenda and add the Learning Experience Project to the agenda. Upon roll call all members present voted affirmatively. MOTION CARRIED 7-0

MINUTES:

April 28th, 2022 Workshop Meeting – Motion made by Ms. Ehrlich, seconded by Mr. Zaborowski to approve the minutes of the April 28th, 2022 workshop meeting. Upon roll call, Mr. Stuck abstained and all other members present voted affirmatively. MOTION CARRIED. 6-0

May 5th, 2022 Meeting – Motion made by Mr. Stuck, seconded by Ms. Ehrlich to approve the minutes of the May 5th, 2022 meeting. Upon roll call, Mr. Weisman and Mr. Zaborowski abstained and all other members present voted affirmatively. MOTION CARRIED. 5-0

NEW PLANS:

R. Weller II Minor Subdivision

(Review letter dated May 31, 2022 attached.)

As a Minor Subdivision, the applicant is permitted to submit a Final Plan as their first submission. This location is residue property from the Wheatfield Run Development. Mr. Weller purchased the property and originally submitted plans for two lots. The property has since been sold back to the Greth Development Group and the new plan is proposing 3 lots. Mr. Moll reviewed this 36-acre property and discussed the “steep slopes” that exist on this property. This district, the RC District, has a 3-acre minimum lot size. Lots #1 and #2 are well above the minimum 3-acre lot size, however, Lot #3 is exactly at the 3-acre minimum lot size. There are also conditions that would require the minimum lot size to be larger than the minimum. In this case, those conditions are the extremely steep slopes that exist on the property.

NEW PLANS (Continued):

R. Weller II Minor Subdivision (Continued)

There are two categories of steep slopes – 1) 15%-25% and 2) 25% and greater. The 15%-25% category requires up to a 3-acre lot. The 25% + category requires a larger lot. The applicant must determine how much of their lot contains slopes 25% or greater and that would be applied to a 5-acre minimum lot size. Mr. Moll believes this will require an increase in the size of Lot # 3.

Mr. Ulrich questioned the annexation lots identified on the plan by red lines. Ms. Krater reported that Mr. Greth owns the one of the lots that would be receiving this additional property but is unaware of any specific reason why these small lots were being annexed. Discussion was held regarding the utility easements that are on these parcels and the fact that building setbacks are based on property lines not right-of-way lines. Mr. Moll discussed some other minor changes to the pre-existing lot lines.

Lots #1 and #2 will be served by on-lot water and sewage services. Lot #3 will connect to the Township's sanitary sewer lines along Wheatfield Road but will still be served by on-lot water service. Discussion was held regarding the access to Lots 1 and 2 from streets within Wheatfield Run.

Lot #1 will be accessed from Harington Drive and no longer has frontage along Wheatfield Road. Building lots must have safe access to a private or public road and a minimum amount of frontage. The minimum lot width is measured at the minimum building setback line. In this district the lot width requirement is 200'. The frontage cannot be less than ½ of the minimum lot width. Therefore, Lot # 1 must have 100' frontage where it meets the right-of-way of the public street. Ms. Krater indicated that they only have 72' as shown on the plan. She indicated that the applicant would need to apply for a variance. Discussion was held regarding the curvature of the right-of-way and exactly how and where the measurements would be taken. Ms. Krater questioned the Planning Commission's opinion on the frontage variance. No one seemed to be opposed to the request.

Discussion was then held regarding Lot 3 and the proposed location of the dwelling unit. The applicant sketched the proposed house location at the base of the steep slopes. There are wetlands identified on the plan and a channel that carries water through the lot to an existing storm water pipe. Mr. Moll suggests that a wetland delineation be required for this development. There are requirements for setbacks from riparian buffers and wetland buffers. The applicant is proposing to sell the property as vacant land and the placement and development of a dwelling unit will be the responsibility the new property owners. Mr. Moll is concerned that potential buyers may not be aware of these requirements. The applicant must demonstrate that each lot has the potential to construct a dwelling unit.

Mr. Moll is concerned about the disconnect between the seller, the buyer and the development regulations that occurs when vacant land is sold. The current plans do not include any stormwater management plans or E&S Plans and Mr. Moll is concerned that there is enough information on the development plans that potential buyers are fully aware of what they are purchasing and what additional responsibilities they will have. Mr. Moll suggests that he and Solicitor Becker meet with the applicant to discuss these details. He also suggests a waiver request for the plan scale and the lot width/depth ratio.

ZONING REQUESTS

10 Beaver Road – Variance for Expansion of Self Storage Facility

The applicant gave a brief summary of the property and the variances that they originally thought they would need. They will be re-submitting a new plan at a future date. Mr. Moll reported that a hearing has already been scheduled for this project and that it will have to be continued because the hearing is set before the next Planning Commission Meeting. Mr. Koch, representative for the applicant, stated that this project is a very unusual property and has some pre-existing non-conformities. After a meeting with Township staff, they will be re-doing their plan and their application.

ZONING REQUESTS (Continued)

140 Lucinda Lane

(Review letter dated May 31, 2022 attached.)

This project is within the Spring Ridge PRD and the Zoning Ordinance doesn't apply to most projects and therefore typical waivers are not used. Waivers from regulations are granted by the Board of Supervisors, not the Zoning Hearing Board.

The applicant began constructing a 16' x 20' roofed patio and gas insert fireplace on their property when it was discovered that the structure violated the 30-foot rear yard setback. Although a construction permit was issued, the drawing that accompanied the permit application was inaccurate. The applicant is requesting a Waiver of the PRD Setback Regulations and displayed a letter of approval from the homeowners' association. Mr. Ulrich read from letter that the association granted a 25' setback. The applicant distributed copies of the permit application to demonstrate that the homeowner had followed the Township's processes and was not trying to circumvent the system.

Motion made by Mr. Stuck, seconded by Mr. Weisman to recommend the Board of Supervisors grant the requested waiver. Upon roll call, all members present voted affirmatively. MOTION CARRIED. 7-0

Mr. Koch thanked Mr. Moll and Mr. Becker for their assistance.

PENDING PLANS

Wilson School District – Building Addition & Athletic Field Improvements

(Extension of Time Request attached.)

Mr. Moll reported that the Wilson School District has submitted and Extension of Time.

Motion made by Ms. Ehrlich, seconded by Mr. Weisman to recommend to the Board of Supervisors, approval of the Extension of Time request until September 27th, 2022. Upon roll call, all members present voted affirmatively. MOTION CARRIED 7-0

Montello Residences – Preliminary/Final Subdivision Plans

Mr. Moll had nothing new to report on this project. 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

Plans have been approved and are present for the Planning Commission to sign this evening.

Hofmann Tract – Land Development Plans

(Review letters dated May 25, 2022 and June 2, 2022 are attached.)

Plans have been approved by the Board of Supervisors and are present for the Planning Commission to sign this evening. There are still several agreements that need to be signed.

APPROVED PLANS REQUIRING FURTHER PC ACTION (Continued):

Learning Experience

Mr. Moll reported the plan expiration date is June 28th, 2022. An Extension of Time has not yet been received but he reported that if an extension request is not received, the plan should be denied based on his last review letter for the project.

Motion made by Mr. Schannauer, seconded by Mr. Keating to recommend to the Board of Supervisors, approval of an Extension of Time, if received or rejection of the plan based upon the last review letter. Upon roll call, all members present voted affirmatively. MOTION CARRIED 7-0

ANNOUNCEMENTS:

Mr. Ulrich announced an event being sponsored by the Center for Excellence in Local Government regarding housing in Berks County. The program includes dinner and a session regarding housing in Berks County. Research is showing that the County is short 35,000 to 45,000 housing units of all types.

Discussion was held regarding the Master Planning Courses being held at Albright University. Mr. Ulrich requested this item be sent to the Board of Supervisors for approval.

ADJOURNMENT: There being no further business, Chairperson Ulrich adjourned the meeting at 7:53 p.m.



Ron Keating, Secretary