



TOWNSHIP OF SPRING PLANNING COMMISSION

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Meeting Minutes

August 4, 2022

Chairperson Ulrich called a regular Planning Commission meeting to order at 7:00 p.m. on Thursday, August 4th, 2022 in the Public Meeting Room of the Township Administration Building. Upon roll call, LeRoy Schannauer, Ron Keating, George Stuck, Jeremy Zaborowski and Sarah Ehrlich were present. Also present were Jim Moll, Director of Engineering and Planning Services; Colin Macfarlane, Solicitor; Judy Houck, Director of Parks and Recreation and Jen Bensinger, Director of Information Technology. The following individuals also attended the meeting: John Hoffert and Mark Koch.

OPEN TO THE FLOOR: None

AMEND THE AGENDA – No amendments are needed for this meeting.

MINUTES:

July 7th, 2022 Meeting – Motion made by Ms. Ehrlich, seconded by Mr. Schannauer to approve the minutes of the July 7th, 2022 meeting. Upon roll call, Mr. Stuck and Mr. Zaborowski abstained, all other members present voted affirmatively. MOTION CARRIED. 4-0

REVISED ZONING REQUESTS

10 Beaver Road – Variance for Expansion of Self Storage Facility

(Review letter dated August 3rd, 2022 attached.)

Solicitor Macfarlane stepped out of the meeting during this presentation due to a professional conflict. Mr. Macfarlane has represented the applicant in the past.

The applicant has submitted a revised plan in an attempt to reduce the number of variance requests from the number of variance requests that were in the original application. When the Township changed the zoning in this area, it made this property a non-conforming use with non-conforming structures. This area was zoned Planned Highway Commercial prior to the construction of the Route 222 by-pass. It is now zoned Rural Holding Area.

The applicant's new plan includes:

- Reduction in the number of proposed storage facilities from 113 to 79.
- A reconfiguration of the sizes, types and locations of the proposed storage units.
- Relocation of some proposed units to provide greater setback area from adjoining residences.
- An apparent reduction in the additional impervious coverage.

The applicant is currently seeking zoning relief and is scheduled to appear before the Zoning Hearing Board on August 24th. If zoning relief is granted, the applicant must then go through the Land Development Process.

REVISED ZONING REQUESTS (Continued)

10 Beaver Road – Variance for Expansion of Self Storage Facility– (Continued)

Although the applicant has submitted a new plan, a new application has not yet been submitted so Mr. Moll reviewed the regulations that the applicant would most likely be requesting variances from:

- Additional nonconforming structures on a nonconforming use
- Enlargement of nonconforming structures
- Extension of nonconforming uses of structures
- Lot area, width, building coverage and height regulations
- Minimum yard requirements
- Compliance and performance standards for Self-Storage Facilities

Discussion was held regarding the previous and current zoning regulations, the original land development plan, the amount of impervious surface that is permitted and what other uses could be placed on this property. Storm water management was discussed and Mr. Moll indicated that the applicant is currently seeking zoning relief because without the zoning relief, they cannot move forward in the land development process. Storm water management will be addressed as part of the land development process.

The applicant is not the original owner/developer of the property. Mr. Koch indicated that a permit was granted to the previous owner in 2012 to permit the outside storage of dilapidated vehicles. The applicant has already cleaned up those vehicles and other items on the property. Storage of vehicles is an accessory use for self-storage facilities.

Mr. Moll discussed the yard set-backs and the fact that this property has frontage on two (2) streets – Beaver Road and Route 222. Current building heights and future building heights were also discussed. The applicant is requesting that one building have a height of 30’ so that their personal vehicle (a Class A RV) could be stored in that building and there would be room to access the rooftop units on the RV.

Several members commented that this project appears to “clean up” the existing facility and that there isn’t much else that could be done with the property. Discussion about the developability of the property across Beaver Road was held. The applicant is planning to fence in the facility and meet the Township’s landscaping requirements.

Motion made by Mr. Zaborowski, seconded by Mr. Keating to recommend the Zoning Hearing Board grant the requested zoning variances with the condition that the interior building height be restricted to 30’ for the one single building. Upon roll call of all members present, five members voted affirmatively with one member voting negatively. MOTION CARRIED 5-1

Mr. Macfarlane re-entered the meeting.

NEW PLANS

Helping Harvest – Parking Lot Expansion – Preliminary Plans

(Review letter dated August 2nd, 2022 attached.)

Mr. Moll reviewed the history of this application and the various revisions that have been made. The proposed parking expansion encroaches into the required right-of-way set back of at least 10 feet. Mr. Zaborowski reported that Helping Harvest has submitted a lease application to PennDOT for the corner property at Morgan Drive and Shillington Road (Rt. 724). Mr. Moll highlighted some of the issues with the plan. Unless the applicant receives zoning relief from the Zoning Hearing Board the project cannot proceed. The Commission decided not to continue reviewing the plan at this meeting.

NEW PLANS (Continued)

St. Luke's University – Medical Office Building

(Review letter dated August 2nd, 2022 attached.)

Mr. Moll reviewed some of the highlights of this plan including the revised building layout in order to keep the building out of the existing easement. The stormwater review comments are included in the August 2nd review letter. An Extension of Time until November 30th, 2022 was submitted by the applicant.

Motion made by Mr. Keating, seconded by Mr. Stuck to recommend to the Board of Supervisors, approval of the Extension of Time until November 30th, 2022. Upon roll call, all members present voted affirmatively. MOTION CARRIED. 6-0

PENDING PLANS

R. Weller II Minor Subdivision

Mr. Moll included a copy of Email correspondence between himself and the applicant. The applicant is proposing an alternative layout for the lot located at the end of the cul-de-sac on Herington Drive. If notations are placed on the plan preventing further subdivision of these properties, then Mr. Moll and Mr. Becker believe the plan technically meets the regulations.

Motion made by Mr. Zaborowski, seconded by Ms. Ehrlich to recommend the Board of Supervisors grant an Extension of Time if an extension is requested by the applicant. If an Extension of Time application is not received, the Commission recommends the Board of Supervisors reject the plan. Upon roll call, all members present voted affirmatively. MOTION CARRIED 6-0

Wilson School District – Building Addition & Athletic Field Improvements

Mr. Moll had nothing new to report on this project. The current Extension of Time does not expire until September 27th, 2022.

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.

INFORMATIONAL

Broadcasting Square (East) Redevelopment – Site Plan

Mr. Moll reviewed the M&T Bank building site and the 2 new restaurants that are proposed to be placed in that structure. Discussion was held regarding parking, pedestrian activated crosswalks and potential conflicts. The applicant must complete the Improvements Agreement and post the Improvements Money and then the Township can release the permits.

ANNOUNCEMENTS:

Mr. Moll will be sending a memo to the Commission members about the recommendations that the Infrastructure Committee made about the Kreider Sketch Plan.

ADJOURNMENT: There being no further business, Chairperson Ulrich adjourned the meeting at 7:59 p.m.



Ron Keating, Secretary