



# TOWNSHIP OF SPRING *PLANNING COMMISSION*

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## Workshop Meeting Minutes

October 27, 2022

Chairperson Ulrich called a Planning Commission workshop meeting to order at 7:00 p.m. on Thursday, October 27th, 2022 in the Public Meeting Room of the Township Administration Building. Upon roll call, LeRoy Schannauer, Jeremy Zaborowski, Ron Keating, Brad Weisman 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, Director of Information Technology. The following individual also attended the meeting in person: John Hoffert. The following individual attended the meeting virtually: Merlin Weaver.

**OPEN TO THE FLOOR:** None

**AMEND THE AGENDA** –

### **MINUTES:**

**September 1<sup>st</sup>, 2022 Meeting** – *Motion to approve the minutes of the September 1<sup>st</sup>, 2022 meeting was made by Mr. Schannauer, seconded by Mr. Weisman. Upon roll call, all members present voted affirmatively. MOTION CARRIED 6-0.*

**October 6<sup>th</sup>, 2022 Meeting** – *This item was tabled. A majority of the members present at this meeting were not present at the October 6th meeting.*

### **NEW PLANS**

#### **Juliana's Restaurant – Waiver of Land Development Process**

(Review letter dated October 26<sup>th</sup>, 2022 attached.)

Mr. Moll reported that the applicant's representative, Mr. Hoffert, was present and had informed him that his client and other representatives would be attending the regular Planning Commission meeting on November 3<sup>rd</sup>. Mr. Moll provided a brief background of the project and reported that the Codes Enforcement Officer and the Fire Marshal have extensive history with this project and both are recommending that the waiver request be denied so that a plan can be recorded that will memorialize the improvements that have been made (2<sup>nd</sup> floor apartments, parking, outdoor dining, etc.).

Mr. Hoffert has just begun working for this client and he relayed his understanding of the history of the project. He is seeking information from the Planning Commission regarding what questions the Commission has about the project so that he can research the answers and provide the information for his client to present at the November 3<sup>rd</sup> meeting. Mr. Hoffert reported that the plan that has been submitted is essentially an "as-built" plan of what is on the property. He

**NEW PLANS (Continued)**

**Juliana’s Restaurant – Waiver of Land Development Process (Continued)**

requested that he be permitted to contact the Recorder of Deeds and record the plan that he has submitted.

Mr. Becker stated his understanding that most of the improvements that have been done, were completed without approval. He also stated that there are other issues such as stormwater and parking that were never addressed. Discussion continued between Mr. Moll, Mr. Hoffert and Mr. Becker about the history of the parking space approval, actual seating capacity in the building and whether or not the Township would permit his applicant to increase the indoor seating once the outdoor seating area closes due to weather conditions. There was some debate over the approved seating capacity, the requirement for sprinkler systems and the approved number of parking spaces. No one was certain about exactly what the Zoning Hearing Board had granted approval for in the past. Mr. Becker stated that just because an “as-built” plan could be produced based on the existing conditions, that plan would not confirm whether or not those improvements ever received approval from the Codes Department.

As per discussions that Mr. Moll had with the Codes Department and that Fire Marshal, he believes that changes have been made to the interior of the building in the past and that these changes may or may not affect issues such as the parking. Commission members expressed their concerns about all of the unknown information regarding this project and felt that it was in the Township’s best interest to take this project through the land development process.

*Motion made by Mr. Stuck, seconded by Mr. Keating, to recommend that the Board of Supervisors deny the request for a waiver from the Land Development process. Upon roll call, all members present voted affirmatively. MOTION CARRIED 6-0*

Later in the meeting, Mr. Becker reported that in 2019 the Zoning Hearing Board determined the project required 78 parking spaces and granted relief of 4 spaces reducing it to 74 spaces as well as reducing the size of the spaces from 10’ x 20’ to 9’ x 18’. The current plan shows 58 parking spaces.

**Lilyfield Mini-Warehouses – Preliminary Plans**

(Review letter dated October 24<sup>th</sup>, 2022 attached.)

The applicant has submitted Preliminary Plans for the proposed 32-unit self-storage facility on a 2.8-acre property located at the intersection of Fritztown and Wernersville Roads. This is one of two commercial lots located within the Lilyfield development. The plan contains a total of 32 proposed self-storage units and a significant paved area to provide access to the storage units. The units will vary in size from 20’ x 26’ to 20’ x 56’.

Mr. Moll previously submitted a review letter that addressed the zoning issues and the attached review letter addressed the subdivision issues. He reported that there are many zoning issues that need to be resolved through the Zoning Hearing Board process before it will be ready for plan approval. He stated that the applicant still needs to apply to the Zoning Hearing Board.

Brief discussion was held regarding the office and whether or not it would be serviced by public water and sanitary sewer services. The Commission decided not to take any action on the plan at this time.

**Helping Harvest – Parking Lot Expansion – Preliminary Plans**

Mr. Moll reported that this item would be discussed at the meeting on November 3<sup>rd</sup>.

## **ZONING REQUESTS**

### **744 Fritztown Road – Variance Request**

(Review letter dated October 27<sup>th</sup>, 2022 attached.)

Mr. Moll reviewed the history of the project and highlighted the following:

- ¼ lot with existing residence and garage
- Access to the lot from Fritztown Road and across 2 neighboring properties
- Applicant is seeking relief from the side-yard setback and building coverage regulations
- The current owner received the property transfer inspection and had met with the Codes Department regarding the violations that were present on the property
- Current applicant obtained a demolition permit to remove certain additions that were constructed by the previous owner
- The current owner interpreted the demolition permit as permission to build another addition – which he did
- The addition encroaches into the side-yard setback and further increases the building coverage violations
- Mr. Moll displayed several photos of the project – some photos were taken by Township staff during the property transfer inspection and some photos were supplied by the applicant in an attempt to prove that his addition was done properly
- Mr. Moll suspects that there are additional issues such as building across the property line and increased impervious coverage
- There is a stone-lined, hand-dug well with 2 pumps that serves this property and the neighboring property. The well is in the same location as all of the un-approved construction.
- The hearing on this project is scheduled for November 2<sup>nd</sup>.
- Mr. Moll agrees with the Zoning Officer, Mr. Wozniak, that the zoning issues should be addressed first.
- Discussion was held about the long-term outcome of either a positive or negative decision from the Zoning Hearing Board

*Motion to recommend the Zoning Hearing Board deny the variance requests for the side-yard setback and the building coverage regulations, and that if the Zoning Hearing Board approves the requests, it be made clear to the applicant that the variance is only for these two issues, was made by Mr. Keating, seconded by Mr. Stuck. Upon roll call, all members present voted affirmatively. MOTION CARRIED 6-0*

### **St. Ignatius Loyola Church – Variance & Special Exception Request for Sign**

Mr. Moll will review this plan and report on it at the meeting on November 3<sup>rd</sup>.

## **PENDING PLANS**

### **Wilson School District – Building Addition & Athletic Field Improvements**

(Extension of Time Request attached.)

The applicant is requesting an Extension of Time until February 28<sup>th</sup>, 2023.

*Motion to recommend the Board of Supervisors grant the Extension of Time request until February 28<sup>th</sup>, 2023 was made by Mr. Weisman, seconded by Mr. Zaborowski. Upon roll call, all members present voted affirmatively. MOTION CARRIED 6-0*

**PENDING PLANS (Continued)**

**St. Luke's University – Medical Office Building**

(Extension of Time Request attached.)

The applicant is requesting an Extension of Time until January 31<sup>st</sup>, 2023.

*Motion to recommend the Board of Supervisors grant the Extension of Time request until January 31<sup>st</sup>, 2023 was made by Mr. Stuck, seconded by Mr. Weisman. Upon roll call, Mr. Zaborowski abstained but all other members present voted affirmatively.*

*MOTION CARRIED 5-0*

**Montello Residences – Preliminary/Final Subdivision Plans**

Mr. Moll had nothing new to report.

**R. Weller II Minor Subdivision**

Mr. Moll had nothing new to report.

**ANNOUNCEMENTS:** The next meeting is scheduled for Thursday, November 3<sup>rd</sup>, 2022.

**ADJOURNMENT:** There being no further business, Chairperson Ulrich adjourned the meeting at 8:02 p.m.

  
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Ron Keating, Secretary