



TOWNSHIP OF SPRING PLANNING COMMISSION WORKSHOP

BERKS COUNTY, PA
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MINUTES March 31, 2022

Chairperson Ulrich called a regular Planning Commission meeting to order at 7:00 p.m. on Thursday, March 31, 2022 in the Public Meeting Room of the Township Administration Building. Upon roll call, Ron Keating, LeRoy Schannauer, George Stuck, Brad Weisman and Jeremy Zaborowski were present. Also present were Jim Moll, Director of Engineering and Planning Services; Dan Becker, Township Solicitor; Judy Houck, Director of Parks and Recreation; Jen Bensinger, Information Systems Manager; Greg Boggia, Craig Bonenberger and Jay Worrall. The following individuals attended via teleconference: Greg Davis and Cheryl Schweiker.

OPEN TO THE FLOOR: None

MINUTES:

March 3rd, 2022 Meeting – *A motion was made by Mr. Weisman, seconded by Mr. Stuck to approve the minutes of the March 3rd, 2022 meeting. Upon roll call, all members present voted affirmatively.*
MOTION CARRIED. 6-0

NEW PLANS:

Learning Experience – 3 Meridian Boulevard

(Review letter dated February 3, 2022 attached.)

The latest Final Plans were reviewed on February 3rd, 2022 but not considered for action since the Tentative Plan had not been acted upon. The Board of Supervisors approved the Tentative Plan on March 14th, 2022. The Planning Commission's deadline for action on the Final Plans is April 7th, 2022. Mr. Moll updated the Commission on the status of the project including the outstanding items in the review letter. One issue is the sanitary sewer capacity that was reserved for the Spring Ridge development. The Township's sewer engineer, Entech, is researching this matter. Mr. Keating questioned this issue and how it relates to other developments that are currently awaiting sewage capacity approval. The sewage from this project flows to the City of Reading but does not go through the Wyomissing Interceptor as the other developments do. There is capacity available for this applicant to purchase if needed.

A motion was made by Mr. Zaborowski, seconded by Mr. Keating to recommend that the Board of Supervisors grant Final/Conditional approval of the Plan for the Learning Experience pending satisfaction of the concerns listed in Mr. Moll's review letter including resolution of the sanitary sewage capacity issue. Upon roll call, all members present voted affirmatively. MOTION CARRIED 6-0.

Motion made by Mr. Stuck, seconded by Mr. Weisman to recommend to the Board of Supervisors, approval of the Extension of Time request until June 28th, 2022. Upon roll call, all members present voted affirmatively. MOTION CARRIED 6-0

NEW PLANS CONTINUED:

Helping Harvest – Sketch Plan for Waiver of Land Development

(Draft Review letter dated March 31, 2022 attached.)

Mr. Moll reviewed the application which involves a small office addition and expanding the parking lots at the Helping Harvest facility to accommodate the increased number of volunteers working at the facility. The applicant has requested that the Township waive the requirement to submit Land Development Plans for the proposed project. This request requires a recommendation from the Planning Commission and action by the Board of Supervisors. The following issues were discussed:

- The removal of the mature buffer plantings behind the houses on Frederick Street to create eight parking spaces
- The two driveways coming together at the main entrance
- The right-of-way along Morgan Drive
- The increased amount of traffic at the facility

Some of these issues are Zoning concerns and would not be resolved by the Planning Commission. The Commission discussed several design alternatives, the existing detention pond, the PennDOT property, creating a one-way traffic pattern, the amount of impervious coverage and storm water management issues. Brief discussion was held regarding the applicant’s anticipated time line and they have already secured funding for the project through the ARPA funding.

Mr. Worrall publicly thanked Mr. Moll and Mr. Wozniak, Township Zoning Officer, for meeting with him on such short notice and providing a quick review of this plan so that he could be on tonight’s agenda.

PENDING PLANS

Montello Residences – Preliminary/Final Subdivision Plans

The applicant has submitted a request for an Extension of Time due to issues with the driveway entrance. The Extension of Time, if granted, would expire December 31st, 2022.

Motion made by Mr. Keating, seconded by Mr. Weisman to recommend to the Board of Supervisors, approval of the Extension of Time request until December 31st, 2022. Upon roll call, all members present voted affirmatively. MOTION CARRIED 6-0

Broadcasting Square (West) Redevelopment – Final Plan

The most recently received plan was an informal sketch of the change from Panera Bread to Outback Steakhouse was presented to the Planning Commission on February 3rd, 2022. The Final Plan was approved by the Board of Supervisors on November 12th, 2019; however, the conditions of approval were never satisfied. The applicant had requested to submit revised final plans however, the Township has not received anything to date.

Wilson School District – Building Addition & Athletic Field Improvements

The applicant has not yet submitted the “limited” traffic, parking and pedestrian access study as required by the Board of Supervisors. This project will be coming back to the Planning Commission once the changes that the Board is requesting are made. The applicant has submitted a request for an Extension of Time until May 10th, 2022.

Motion made by Mr. Keating, seconded by Mr. Stuck to recommend to the Board of Supervisors, approval of the Extension of Time request until May 10th, 2022. Upon roll call, all members present voted affirmatively. MOTION CARRIED 6-0

APPROVED PLANS REQUIRING FURTHER PC ACTION:

Chick-fil-A – Revised Land Development Plans

The Final Plans for this project were approved by the Board of Supervisors on January 24th, 2022. The applicant is in the process of satisfying the conditions which require revisions to the plans and new signatures.

Hofmann Tract – Land Development Plans

The Final Plans for this project were approved by the Board of Supervisors on December 13th, 2021. The applicant is in the process of satisfying the conditions which require revisions to the plans and new signatures. Due to the length of time it has been since the Commission has seen the plans, the Commission has requested that a summarized list of changes be submitted by the applicant.

PENDING ZONING REQUEST

2125 Portland Avenue – Special Exception for Auto Body Repair Shop

The Zoning Hearing originally scheduled for March 16th, 2022 was postponed at the request of the applicant who stated that they wanted to add a variance to the request. Both the Planning Commission and the Board of Supervisors made recommendations to the Zoning Hearing Board however, both bodies may need to consider a revised application.

ADJOURNMENT: There being no further business, Chairperson Ulrich adjourned the meeting at 7:48 p.m.



Ron Keating, Secretary