



TOWNSHIP OF SPRING *PLANNING COMMISSION*

BERKS COUNTY, PA
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Meeting Minutes

December 1, 2022

Chairperson Ulrich called a Planning Commission workshop meeting to order at 7:00 p.m. on Thursday, December 1st, 2022 in the Public Meeting Room of the Township Administration Building. Upon roll call, Sarah Ehrlich, LeRoy Schannauer, Ron Keating and George Stuck were present. Brad Weisman attended the meeting virtually. George Stuck joined the meeting at 7:13 p.m. 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 individuals also attended the meeting in person: Karen Krater and Mike Wertz. The following individuals attended the meeting virtually: Kari Dimmick of WFMZ.

OPEN TO THE FLOOR: None

AMEND THE AGENDA –

MINUTES:

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

November 3rd, 2022 Meeting – *Motion to approve the minutes of the November 3rd, 2022 meeting was made by Mr. Schannauer, seconded by Ms. Ehrlich. Upon roll call, Mr. Weisman abstained and all other members present voted affirmatively. MOTION CARRIED 4 - 0.*

NEW PLANS

McMillian Minor Subdivision

(Review letter dated November 30th, 2022 attached.)

Mr. Moll reviewed the project which involves a 40.5-acre parcel located at 138 Wheatfield Road which is a 2-lot subdivision located across from the former Berks Landfill property. This is a wooded lot with an existing dwelling unit on the lot identified as “residue” property. The application was submitted as a minor subdivision plan which allows it to be a “final plan” from the start of the process.

There was a previous subdivision for this area which was known as the Sebastian S. Lombardo Subdivision Plan. This property is within the Rural Conservation District but also must comply with the provisions of Section 324(b)(91)(b). Although the tract is larger than 10 acres, dwellings are permitted by right only within an Open Space Development. A new dwelling would be within a conventional development and would be permitted only as a conditional use – which requires Board of Supervisors’ approval.

NEW PLANS (Continued)

McMillian Minor Subdivision (Continued)

(Review letter dated November 30th, 2022 attached.)

Discussion was held regarding an existing 60-foot wide AT&T right-of-way that crosses the property. There is some discrepancy about the exact location of the right-of-way. Efforts should be made to portray its exact location on the plans since it would impact the potential location of the dwelling.

Mr. Moll reviewed the following environmental concerns about the property:

1. Steep slopes exist on this property – a significant portion are in excess of 25%
2. There is a stream on the property which requires the establishment of the 35’ riparian buffer
3. There are also delineated wetlands on the site which also requires an additional 35’ wetlands buffer
4. There is a Township sewer main located along a portion of the Wheatfield Road frontage. The applicant is not proposing to connect to this line.

Discussion was held regarding the steep slopes, the wetlands, possible future driveway location and development of a dwelling unit on what is labeled as “Lot 1”. Currently the application is just to subdivide the lot – no application or plans have been submitted for a dwelling unit on Lot 1. Mr. Moll recommends that he and Mr. Becker review the notations on the plan to confirm that all of the information that is required is included or if there is more information that they would recommend including in the applications.

Discussion followed regarding the EPA Superfund Site, located across the street, and the restrictions that were placed on it. Mr. Moll would like written confirmation that this property is not affected by the EPA regulations.

Mr. Moll reiterated that until the applicant submits a Conditional Use Application, the Planning Commission cannot take any action or make any recommendations.

Helping Harvest – Parking Lot Expansion – Preliminary Plans

(Extension of Time Request attached.)

Mr. Moll has received a revised plan for this project but the applicant has yet to receive relief from the Zoning Hearing Board. The applicant has not submitted a zoning application yet. The applicant has submitted an Extension of Time Request until March 31st, 2023.

Motion to recommend the Board of Supervisors grant the Extension of Time request until March 31st, 2023 was made by Mr. Stuck, seconded by Mr. Keating. Upon roll call, all members present voted affirmatively. MOTION CARRIED 6-0

GRANT APPLICATIONS

Mr. Moll reported that these grant applications require a letter from the municipal planning authority indicating that the project is compliant with the municipality’s comprehensive plan. Mr. Moll is requesting permission to execute these letters on behalf of the Planning Commission.

H2O Grant – Sewer Main Replacement West Lawn

This grant is for the replacement of certain sections of the sewer lines in the West Lawn area.

SMALL FLOWS SEWERS GRANT – EQUIPMENT FOR TREATMENT PLANT

This grant is for the replacement of the belt filter press at the Township’s Waste Water Plant.

GRANT APPLICATIONS (Continued)

H2O Grant – WEST LAWN INTERCEPTOR

This grant is for upgrades to the West Lawn Interceptor. This is a joint project with the Borough of Wyomissing.

Motion to authorize James Moll to prepare and execute the support letter for these grant applications on behalf of the Planning Commission was made by Mr. Stuck, seconded by Ms. Ehrlich. Upon roll call, all members present voted affirmatively. MOTION CARRIED 6 - 0.

PENDING PLANS

St. Luke’s University – Medical Office Building

This project is waiting for a decision from the Zoning Hearing Board.

Montello Residences – Preliminary/Final Subdivision Plans

The applicant’s representative submitted correspondence indicating that the owner is withdrawing the plans for this subdivision. This property has been sold

Motion to recommend the Board of Supervisors accept the withdrawal of the Montello Residences Minor Subdivision plan was made by Ms. Ehrlich, seconded by Mr. Stuck. Upon roll call, all members present voted affirmatively. MOTION CARRIED 6-0

R. Weller II Minor Subdivision

The applicant submitted an Extension of Time until June 30th, 2023.

Motion to recommend the Board of Supervisors grant the Extension of Time request until June 30th, 2023 was made by Ms. Ehrlich, seconded by Mr. Stuck. Upon roll call, all members present voted affirmatively. MOTION CARRIED 6-0

Wilson School District – Building Addition & Athletic Field Improvements

The applicant had indicated that they will be submitting a revised version of their plan but the Township has not received any new plans.

Lilyfield Mini-Warehouses – Preliminary Plans

The applicant submitted an Extension of Time until April 11th, 2023.

Motion to recommend the Board of Supervisors grant the Extension of Time request until April 11th, 2023 was made by Ms. Ehrlich, seconded by Mr. Stuck. Upon roll call, all members present voted affirmatively. MOTION CARRIED 6-0

ANNOUNCEMENTS: The next meeting is scheduled for Thursday, December 29th, 2022.

ADJOURNMENT: There being no further business, Chairperson Ulrich adjourned the meeting at 7:58 p.m.

Ron Keating, Secretary