



# TOWNSHIP OF SPRING PLANNING COMMISSION

**BERKS COUNTY, PA**  
2850 Windmill Road  
READING, PA 19608  
Tel. (610) 678-5393  
Fax. (610) 678-4571  
Website: springtwpberks.org

## Meeting Minutes February 2, 2023

Chairperson Ulrich called a meeting of the Township of Spring Planning Commission to order at 7:00 p.m. on Thursday, February 2<sup>nd</sup>, 2023 in the Public Meeting Room of the Township Administration Building. Upon roll call, Sarah Ehrlich, LeRoy Schannauer, Ron Keating, Jeremy Zaborowski, Brad Weisman and George Stuck were present. Also present were Jim Moll, Director of Engineering and Planning Services; Dan Becker, Solicitor, Jen Bensinger, Director of Information Technologies and Judy Houck, Director of Parks and Recreation. The following individuals also attended the meeting in person: John Hoffert, Martin Grasso, Frank LaPuma. The following individual attended the meeting virtually: Gia Raffaelli.

### **REORGANIZATION**

Chairperson turned the meeting over to Solicitor Becker who opened the floor for nominations either as a slate of officers or for each individual office.

*Mr. Stuck made a motion to retain the current slate of officers as follows Mr. Ulrich – Chairperson; Ms. Ehrlich – Vice Chairperson; Mr. Keating – Secretary. A second to a nomination motion is not necessary.*

*Motion to close the nominations was made by Mr. Ulrich, seconded by Ms. Ehrlich. All members present voted affirmatively to close the nominations. MOTION CARRIED – 7-0.*

*Mr. Becker called for a vote on the slate of officers as nominated by Mr. Stuck. All members present voted affirmatively. MOTION CARRIED – 7-0.*

**OPEN TO THE FLOOR:** None

**AMEND THE AGENDA** – No amendments to the agenda were presented.

### **MINUTES:**

**October 6<sup>th</sup>, 2022 Meeting** – *Motion to approve the minutes of the October 6<sup>th</sup>, 2022 meeting was made by Ms. Ehrlich, seconded by Mr. Weisman. Upon roll call, Mr. Stuck, Mr. Ulrich and Mr. Keating abstained, all other members present voted affirmatively. MOTION CARRIED 4 - 0.*

**December 29<sup>th</sup>, 2022 Meeting** – *Motion to approve the minutes of the December 29<sup>th</sup>, 2022 meeting was made by Mr. Stuck, seconded by Mr. Schannauer. Upon roll call, Ms. Ehrlich and Mr. Weisman abstained, all other members present voted affirmatively. MOTION CARRIED 5 - 0.*

## **NEW PLANS**

### **Juliana's Restaurant – Land Development Plans**

(Review letter dated February 1<sup>st</sup>, 2023 attached.)

The applicant had requested a waiver of the requirement to submit Land Development Plans however that request was denied by the Board of Supervisors. This is a very complex plan and this is the Commission's first review of the plans. These plans have been submitted in response to meetings with and correspondence from the Township Zoning Officer and the Fire Marshall regarding violations involving alterations made to the property and to the building. These alterations were made without zoning approval or building permits and included additional parking areas, construction of the exterior bar and seating area, an increase in size of the interior seating area and the addition of a second apartment unit.

Mr. Moll discussed the requirements for sprinkler systems and the fact that this property is served by a private well which is not approved as a sole source for a sprinkler system. A 2019 Zoning Hearing Board decision approved 2 apartments on the second floor, a waiver for the dumpster and a total of 74 parking spaces.

Mr. Moll reviewed the right-of-way requirements on Fritztown Road and displayed photos of the on-site amenities that fall within the right-of-way which includes signs, a retaining wall and an exterior stairway. Discussion was held regarding a raised planting bed and utility pole which affect the entrance. The applicant indicated that the planting box does not affect the safe sight distance and that although it was installed by the applicant, the box is actually located on the neighboring property. Mr. Moll recommended the Township's Traffic Engineer review this situation and provide a recommendation.

Mr. Moll discussed the paving and whether or not any stormwater management facilities were included in any of the previously completed improvements. Discussion was held between the Township Engineer, the Solicitor, the Commission and the applicant regarding the paving of the parking lot, how much of the area the applicant should be responsible for and where the storm water runs out of the parking lot. Street views of the driveway demonstrated that stormwater exits the property along the southwest edge of the property next to the raised planting bed and continue in a south west direction along the edge of Fritztown Road.

Mr. Moll requested permission to work with the applicant and his team to address the concerns outlined in Mr. Moll's report. Mr. Hoffert indicated that he and the applicant are agreeable to Mr. Moll's proposal.

## **ZONING REQUESTS**

### **Reserve at Gring's Mill – Variance for Parking Setback**

(Review letter dated January 28<sup>th</sup>, 2023.)

Mr. Moll reviewed the variance request submitted by the applicant. The applicant is seeking a variance for relief from the parking setback requirements. The applicant has concluded that the setback requirement has resulted in too few parking spaces in the immediate vicinity of Building No. 1 and wishes to add spaces in this area. The Zoning Hearing Board will hear this case on February 7<sup>th</sup>. The Board of Supervisors have already reviewed this request and chose not to make a recommendation to the Zoning Hearing Board. Ms. Raffaelli reported that there is adequate parking in the development, there just isn't enough parking in close proximity to

**ZONING REQUESTS (Continued)**

**Reserve at Gring’s Mill – Variance for Parking Setback (Continued)**

Building No. 1 and residents are parking along the roadways. Mr. Keating asked if these additional spaces were shown on the original plan. Mr. Moll responded that these spaces were not part of the original plan. Further discussion included the topics of stormwater management, buffer plantings and the comments from Fire Marshal Hatt. Mr. Moll reported that the applicant would be required to prove that the increased impervious surfaces would not negatively affect the existing stormwater management facilities.

*Motion to recommend the Zoning Hearing Board grant the Variance Request was made by Mr. Keating and seconded by Mr. Stuck. Upon roll call, all members present voted affirmatively. MOTION CARRIED 7 – 0.*

Mr. Moll questioned whether or not the recommendation included the planting screening and both Mr. Keating and Mr. Ulrich stated that the recommendation did not include the buffer plantings. Mr. Stuck stated that Ms. Rafaelli indicated that the applicant was amenable to the plantings and Ms. Rafaelli confirmed this to be true.

**NEW PLANS**

**Montello Road – Sketch Plan**

(Review letter dated January 4<sup>th</sup>, 2023 attached.)

Mr. Moll displayed drawings of the proposed plan which showed the proposed development of a 1-acre parcel with four (4) 2-story duplexes resulting in a total of 8 new dwelling units. The ordinance requires that multiple structures on one-lot must be laid out in such a manner that each building could be on its own lot. Mr. Moll met with the applicant and discussed a few options, one of which would require zoning relief. Discussion was held about the required street frontage, the alley, the types of homes that are proposed and the small lot size. Until the applicant submits a formal plan, there isn’t anything for the Planning Commission to review.

**R. Weller II Minor Subdivision**

(Review letter dated January 28<sup>th</sup>, 2023 attached.)

Mr. Moll gave the Commission a brief update on this project and displayed a map showing the environmental constraints on this property. Discussion was held regarding the steep slopes, the delineated wetlands, the wetland buffer and the riparian buffer. The applicant wants to submit a subdivision plan which leaves all of the stormwater management facility design to the purchaser of the lots. The Township is not comfortable with this proposal for Lot No. 3 of this subdivision due to its small size and the amount of environmental constraints that exist. No action by the Planning Commission is required at this time.

**McMillan Minor Subdivision**

(Review letter dated January 29<sup>th</sup>, 2023 attached.)

Mr. Moll provided maps of the lots displaying the environmental constraints on the lots. Because of the zoning district (Rural Conservation) the applicant needs to obtain “Conditional Use” approval from Board of Supervisors. The plan cannot proceed until the Board of Supervisors renders a decision on the applicant’s Conditional Use Application. The hearing is scheduled for February 27<sup>th</sup>. Discussion was held on the process, the types of conditions that could be set and similar requests that the Commission has recently received.

**NEW PLANS (Continued)**

**McMillan Minor Subdivision (Continued)**

*Motion to recommend the Board of Supervisors approve the Conditional Use Application with the notation that the applicant would seek to not cause any earth disturbance beyond what was absolutely necessary to complete the improvements was made by Mr. Zaborowski, seconded by Ms. Ehrlich. Upon roll call, all members present voted affirmatively. MOTION CARRIED 7 - 0*

*Motion to recommend the Board of Supervisors grant the Extension of Time request until June 30<sup>th</sup>, 2023 was made by Mr. Zaborowski, seconded by Mr. Stuck. Upon roll call, all members present voted affirmatively. MOTION CARRIED 7 – 0.*

*Motion to recommend the Board of Supervisors grant the waiver request to permit the plans be drawn at 100 scale rather than the required 50 scale due to the size of the subject property was made by Mr. Stuck, seconded by Mr. Keating. Upon roll call, all members present voted affirmatively. MOTION CARRIED 7 – 0.*

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

This plan will be reviewed at the Workshop Meeting on February 23<sup>rd</sup>.

**ZONING REQUESTS (Continued)**

**Helping Harvest – Variance for Parking Setback**

This plan will be reviewed at the Workshop Meeting on February 23<sup>rd</sup>.

**Lilyfield Mini-Storage – Multiple Variances for Mini-Warehouse Facility**

This plan will be reviewed at the Workshop Meeting on February 23<sup>rd</sup>.

**CONDITIONAL USE REQUEST**

**McMillian Subdivision – Approval for Conventional Lots**

Discussed earlier in the meeting – see notes above.

**MISCELLANEOUS**

**Kline’s Creek Park – Master Site Plan**

Ms. Houck informed the Commission that the Township is preparing a grant application for the development of a Master Site Plan for Kline’s Creek Park. The County Planning Commission and Cumru Township have already been notified as required by the grant application.

**St. Luke’s Subdivision – Sewage Facilities Planning Module**

Mr. Moll reported that DEP is requiring the applicant to submit a planning module because this facility flows to the Reading Treatment Plant. This Plant has a consent order with DEP which requires any projects that flow to the plant to complete a planning module.

*Motion to authorize Mr. Moll to complete the planning component for this report was made by Mr. Stuck, seconded by Mr. Zaborowski. Upon roll call, all members present voted affirmatively. MOTION CARREID 7 – 0.*

**PENDING PLANS**

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

The applicant has submitted a request for an Extension of Time until June 27<sup>th</sup>, 2023.

*Motion to recommend the Board of Supervisors grant the Extension of Time request until June 27<sup>th</sup>, 2023 was made by Mr. Keating, seconded by Ms. Ehrlich. Upon roll call, all members present voted affirmatively. MOTION CARRIED 7 – 0.*

**Lilyfield Mini-Warehouses – Preliminary Plans**

An Extension of Time has been granted until April 11<sup>th</sup>, 2023. This plan will be reviewed at the Workshop Meeting on February 23<sup>rd</sup>.

**ANNOUNCEMENTS:** The next meeting is scheduled for Thursday, February 23<sup>rd</sup>, 2023.

**ADJOURNMENT:** There being no further business, Chairperson Ulrich adjourned the meeting at 8:22 p.m.

  
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Ron Keating, Secretary