



TOWNSHIP OF SPRING PLANNING COMMISSION

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Workshop Meeting Minutes

February 23, 2023

Chairperson Ulrich called a workshop meeting of the Township of Spring Planning Commission to order at 7:00 p.m. on Thursday, February 23rd, 2023 in the Public Meeting Room of the Township Administration Building. Upon roll call, 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. No one else attended the meeting either in person or via teleconference.

OPEN TO THE FLOOR: None

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

MINUTES:

February 2nd, 2023 Meeting – *Motion to approve the minutes of the February 2nd, 2023 meeting was made by Mr. Stuck, seconded by Mr. Weisman. Upon roll call, all members present voted affirmatively. MOTION CARRIED 6- 0.*

ZONING REQUESTS

Helping Harvest – Variance for Parking Setback

(Review letter dated February 22, 2023 is attached.)

The applicant is requesting a “de minimis variance” from Section 320(H) which requires that off-street parking be set back at least 10 feet from the right-of-way of any public street. Although the proposed parking spaces are located more than the required 10 feet from the right-of-way line for Morgan Drive, the parking aisle that is serving those spaces is within the 10-foot setback at one minor location. Brief discussion was held regarding the plan, the planting screen and the Fire Marshal’s review comments. The applicant is still exploring the possibility of using the PennDOT property for additional parking.

Motion to recommend the Zoning Hearing Board grant the request for a de minimis variance from Section 320(H) was made by Mr. Stuck and seconded by Mr. Zaborowski. Upon roll call, all members present voted affirmatively. MOTION CARRIED 6 - 0

NEW PLANS

Helping Harvest – Parking Lot Expansion - Revised Preliminary Plans

No review letter was submitted because the applicant has applied for and needs to obtain zoning relief before the Commission can proceed with reviewing the plans.

NEW PLANS (Continued)

Helping Harvest – Extension of Time

The applicant has submitted a request for an Extension of Time until April 11th, 2023. The deadline for action on the current plan is March 31st, 2023.

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

218 Perkasio Avenue Minor Subdivision

(Review letter dated February 22nd, 2022 is attached.)

Mr. Moll introduced this plan which was submitted as a Final Minor Subdivision Plan and involves the division of an 8,900-square foot parcel. The original plans for this lot are dated 1907 and were part of the former West Lawn Borough. The property is located at the corner of Highland Avenue and Perkasio Avenue. He displayed a drawing which exhibited the fact that the existing structure on the “Residue Lot” violates the building setbacks on three (3) sides. Mr. Moll explained that this structure was built under the jurisdiction of the former Borough of West Lawn which had different zoning regulations than the Township currently has. The home would be considered a pre-existing, non-conforming structure and is permitted to continue to exist in the current location. The new lot will be required to meet all the current regulations including but not limited to zoning, building, driveway and stormwater management regulations. Mr. Moll’s review letter outlines the various notes that he would like listed on the plan.

10 Beaver Road – Colony P LLC – Mini Self Storage

Mr. Moll intends to have a review letter prepared for the March 2nd meeting. The Commission briefly reviewed this plan in 2022 and since the applicant had applied for several zoning variances, no further action was taken. The applicant has completed the process through the Zoning Hearing Board and has re-submitted their plan.

ZONING REQUESTS (Continued)

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

(Review letter dated February 23rd, 2023 and partial Zoning Board Application are attached.)

Mr. Moll reviewed the Commission’s past discussions about this plan. The applicant is proposing the development of 32 storage units on the lot at the corner of Fritztown Road and Wernersville Road. In the Zoning Hearing Board Application, they have described their proposed storage units as “large size units that can be utilized for storage of campers, boats and other large recreational vehicles as well as provide conventional storage.” The applicant has requested the following variances:

1. Section 319 (G) – Minimum Yard Requirements – Applicant proposes a 25-foot side yard setback along the northern boundary. A 50-foot side yard setback is required in the PBR District.
2. Section 319 (J) – Setbacks of Non-Residential Buildings from Residential Uses – A 75-foot non-residential setback is required. Applicant states “this requirement is prohibitive to the effective development of the lot and does not appear to have been considered or in effect at the time the lot was created based on a review of the record plans.”

ZONING REQUESTS (Continued)

Lilyfield Mini-Storage – Multiple Variances for Mini-Warehouse Facility (Continued)

(Review letter dated February 23rd, 2023 and partial Zoning Board Application are attached.)

3. Section 324 (B)(88)(a) – Height of Structures – Height of storage units is limited to 12-feet. Applicant is requesting a permitted structure height of 16-feet.
4. Section 324(B)(88)(g) – Fencing - A 6-foot high fence around a self-storage facility, access through which shall be by way of an automatic gate, security guard or similar means is required. The applicant proposes an automatic gate at the entrance but does not intend to provide a fence around the facility.
5. Section 324(B)(88)(h) – Storage Use Restrictions – This section states that “no perishable items or hazardous, explosive or highly flammable materials or materials that emit noxious odors shall be permitted.” The application indicates that the units are large enough to store campers, boats and other large recreational vehicles. The Zoning Officer stated that he believes vehicles are restricted from being parked indoors at a self-storage facility.

Discussion was held regarding the setbacks, height of the structures, topography of the site, stormwater management, re-configuring the layout of the units and whether or not the Fire Department had reviewed the plans. The Fire Department has not reviewed the plans yet.

Although the applicant listed a sixth variance request for no proposed water or sewer connection, this is a building code issue – not a zoning issue. Mr. Moll reported that Unit 1 was identified as an “owner occupied unit with an office”, yet the applicant has also stated that they are not intending to connect to the public water and sewer. The Codes Official has reported to Mr. Moll that any occupied area, regardless of the amount of time it is occupied, must provide water and sewage connection.

Motion to recommend the Zoning Hearing Board deny all the Variance Requests was made by Mr. Stuck and seconded by Mr. Keating. Upon roll call, all members present voted affirmatively. MOTION CARRIED 6 – 0.

The Commission deliberated for an extended period of time about whether or not they should provide further comments to the Zoning Hearing Board regarding conditions they would want applied should the Zoning Board grant the variances against the Commission’s recommendation.

Although the Planning Commission recommends that the Zoning Hearing Board deny all of the Variance Requests submitted by the Lilyfield Mini-Storage Development, if the Zoning Hearing Board grants the variances, motion was made by Mr. Zaborowski, seconded by Mr. Weisman to recommend the Zoning Hearing Board impose the following conditions:

1. *Require compliance with the 50-foot side yard set-back requirement.*
2. *The height variance waiver only be granted to units that comply with the 75-foot non-residential set back requirement.*
3. *The fencing be required in accordance with the Ordinance.*

ZONING REQUESTS (Continued)

Lilyfield Mini-Storage – Multiple Variances for Mini-Warehouse Facility (Continued)

(Review letter dated February 23rd, 2023 and partial Zoning Board Application are attached.)

4. *That the project complies with all Fire Code regulations and recommendations from the Fire Marshal.*
5. *Any occupied units meet current building codes including water and sewer connections.*
6. *These recommendations will only apply to this project.*

Upon roll call, all members present voted affirmatively. MOTION CARRIED 6 - 0

Discussion was held regarding what other plans the Commission needed to act on and whether or not the March 2nd meeting could be cancelled.

PENDING PLANS

Lilyfield Mini-Warehouses – Preliminary Plan

Mr. Moll had nothing more to report at this time.

R. Weller II Minor Subdivision

Mr. Moll had nothing new to report at this time.

McMillan Minor Subdivision

Mr. Moll had nothing new to report at this time.

Juliana’s Restaurant Land Development

Mr. Moll had nothing new to report at this time.

Wilson High School – Addition and Alterations

Mr. Moll had nothing new to report at this time.

ANNOUNCEMENTS: The next meeting is scheduled for Thursday, March 2nd, 2023.

ADJOURNMENT: There being no further business, Chairperson Ulrich adjourned the meeting at 8:15 p.m.



Ron Keating, Secretary