



# TOWNSHIP OF SPRING PLANNING COMMISSION

**BERKS COUNTY, PA**  
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## Meeting Minutes

May 4, 2023

Chairperson Ulrich called a meeting of the Township of Spring Planning Commission to order at 7:00 p.m. on Thursday, May 4<sup>th</sup>, 2023 in the Public Meeting Room of the Township Administration Building. Upon roll call, Sarah Ehrlich, Jeremy Zaborowski, Ron Keating and George Stuck were present. Also present were Jim Moll, Director of Engineering and Planning Services; Solicitor Becker, Jen Bensinger, Director of Information Technologies and Judy Houck, Director of Parks and Recreation. The following individuals also attended the meeting: Mark Koch, Gregg Bogia, Jeff Simcox, Chuck Frantz, Karen Krater, Martin Grasso, Frank Lapuma and Devon Tuohey. The following individuals attended the meeting virtually: Dan Becker, Jay Fisher, Jeff Shyk, Gia Raffaelli, Marcus Gabrieli, Dino (Gus) Kotsakis and William Aukamp. The following individuals Zoom bombed the meeting and were removed: iPhone, Demarcus Finch and Bill.

**OPEN TO THE FLOOR:** None

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

### **MINUTES:**

**April 6<sup>th</sup>, 2023 Meeting** – *Motion to approve the minutes of the April 6<sup>th</sup>, 2023 meeting was made by Ms. Ehrlich, seconded by Mr. Stuck. Upon roll call, Mr. Zaborowski abstained and all other members present voted affirmatively. MOTION CARRIED 4 - 0.*

### **CONCEPTUAL PLAN PRESENTATION**

Mr. Mark Koch representing The Concordia Group, the equitable owner of the “Reading Hospital Tract” introduced Mr. Devon Tuohey who gave a brief overview of The Concordia Group and their projects. They have vast experience in large, mixed-use, planned community projects. Mr. Tuohey reported that the conceptual plan for this tract includes a mixed-use development including retail, attached rental residences, townhomes and single-family dwellings. Brief discussion was held regarding the PennDOT requirements for the intersection at Broadcasting Road and Route 222. Mr. Stuck reported that this project has the full support of the Board of Supervisors.

## **NEW PLANS**

### **Wilson High School – Addition and Alterations**

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

Mr. Moll discussed the revised plan and explained that the scope of the project has been significantly reduced and all of the athletic facility improvements have been removed from the plan. Mr. Simcox explained that the revised plan focuses on improvements to the performing arts area. No parking areas will be affected by the project. Mr. Moll reviewed the waivers that the applicant had originally requested, the ones they have already been granted and ones that they no longer need because of the plan changes. Brief discussion was held regarding the traffic patterns, parking areas and pedestrian access. The revised project does not affect any parking areas and the District has adopted a new management policy which will control the scheduling of multiple events at the same time.

*Motion to recommend the Board of Supervisors grant the waiver request from the traffic study requirement for the Wilson School District Main Campus High School Additions and Renovations Preliminary/Final Plan was made by Mr. Zaborowski, seconded by Ms. Ehrlich. Upon roll call, all members present voted affirmatively. MOTION CARRIED 5 - 0*

Mr. Moll reviewed some of the comments listed in his review letter dated May 1<sup>st</sup>. He has received a response from the Fire Marshal however he has not received any comments from the Infrastructure Committee and the Township's sanitary sewer engineer. Mr. Moll also noted the stormwater management comments received from Great Valley Consultants and indicated that the applicant will need to address those issues.

*Motion to recommend the Board of Supervisors grant Conditional Approval for the Wilson School District Main Campus High School Additions and Renovations Preliminary/Final Plan based on the items outlined in the Township Engineer's Review Letter dated May 1<sup>st</sup>, 2023 was made by Mr. Zaborowski, seconded by Mr. Stuck. Upon roll call, all members present voted affirmatively. MOTION CARRIED 5 - 0*

### **R. Weller II Subdivision**

(Waiver Request letter dated April 12<sup>th</sup>, 2023 is attached.)

(Draft Review letter dated May 4<sup>th</sup>, 2023 is attached.)

Mr. Moll gave a brief overview of the project. Mr. Moll is requesting that the applicant provide proof that they have approval from the utility companies to install driveways and water lines across their respective easements/rights-of-way. Mr. Moll highlighted some of the environmental constraints on this site including steep slopes, wetlands, floodways and stormwater management requirements. Extensive notes will need to be listed on the plans so that potential property purchasers are fully aware of what they will need to do to build on this property. The applicant is requesting two (2) waiver requests from the Township's Subdivision and Land Development Ordinance.

*Motion to recommend the Board of Supervisors grant the Scale Waiver Request from Section 703(B)(2) to allow a plan scale of 1" = 100' for the R. Weller II Subdivision and to grant the waiver request from Section 1005(C) to allow proposed Lot 3 in the R. Weller II Subdivision plan to exceed the specified lot depth-to-width ratio since the width is greater than its depth was made by Mr. Stuck, seconded by Mr. Keating. Upon roll call, all members present voted affirmatively. MOTION CARRIED 5 – 0.*

## **NEW PLANS – Continued**

### **Julian's Restaurant Land Development**

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

Mr. Moll met with various Township staff members again this morning to review this plan and it was very difficult to get a consensus on the status of the plan. The applicant has placed several notes on the plan based on Mr. Moll's last review letter which include occupancy levels, seating configuration, previous zoning relief regarding parking and the potential need for a sprinkler system. The property has public sewer but is served by a private well for its water source. A 100-person occupancy would require a sprinkler system. Township staff has proposed some changes to the plan notes to clarify some issues and safeguard the Township's position. Those notes are listed on the last page of the attached review letter. The occupancy listed in these notes shows 97 occupants but 2 occupants are residents of the apartments which brings the total occupancy to 99. The applicant still needs to provide the information regarding the lighting of the parking lot. The applicant believes this information has been sent to the Township's Code Official. Mr. Moll noted the comments from Great Valley Consultants regarding the storm water management.

*Motion to recommend the Board of Supervisors grant Preliminary Plan Approval for Juliana's Restaurant Revised Preliminary Land Development Plans based on the conditions outlined in the Township Engineer's review letter dated May 4<sup>th</sup>, 2023 was made by Mr. Zaborowski, seconded by Ms. Ehrlich. Upon roll call, all members present voted affirmatively.*

*MOTION CARRIED 5 - 0*

### **Reserve at Gring's Mill – Amendment to Final Plan**

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

Mr. Moll reviewed the project and reminded the Commission that this is an Amendment to the Final Plan based on the variance the applicant received for the additional parking spaces. The recorded Land Development Plans need to be updated because of those changes. Although this improvement does not require additional storm water management review, Mr. Moll questioned whether or not erosion and sediment approval was needed. Mr. Frantz reported that the NPDES permit had been terminated for this project and because the total area of disturbance is less than 5,000 square feet, the Berks County Conservation District will not require a review of the plan.

*Motion to recommend that the Board of Supervisors grant Final Approval to the Reserve at Gring's Mill Revised Final Land Development Plans was made by Mr. Zaborowski, seconded by Mr. Keating. Upon roll call, all members present voted affirmatively.*

*MOTION CARRIED 5 - 0*

### **Helping Harvest – Parking Lot Expansion – Revised Preliminary Land Development Plan**

(Review letter dated May 3<sup>rd</sup>, 2023 is attached.)

The applicant has received their variance for the encroachment of the parking lot into the right-of-way and has re-submitted the Preliminary Land Development Plan. The Zoning Hearing Board has requested a planting screen be installed where ever new parking spaces were installed that faced Morgan Drive. Those planting screens are shown on the plan. Mr. Moll discussed a discrepancy in the manner in which the right-of-way is displayed on the plans. The most recent recorded plans for the Beverly Heights Subdivision display the correct rights-of-way and should be used to update this plan. Great Valley Consultants has made several comments regarding the storm water management plans and these comments are included in Mr. Moll's review letter.

**NEW PLANS – Continued**

**Helping Harvest – Parking Lot Expansion – Revised Preliminary Land Development Plan**

*Motion to recommend the Board of Supervisors grant Preliminary Approval to the Helping Harvest-Parking Lot Expansion-Revised Preliminary Land Development Plan with the condition that all issues listed in the Township Engineer’s review letter dated May 3<sup>rd</sup>, 2023 be addressed to the Township’s satisfaction was made by Mr. Zaborowski, seconded by Mr. Keating. Upon roll call, all members present voted affirmatively. MOTION CARRIED 5 - 0*

**ZONING REQUESTS**

**31 Montello Road – Variance to Construct 4 Duplexes**

(Review letter dated May 2<sup>nd</sup>, 2023 is attached.)

Mr. Moll reviewed the project and highlighted some of the challenges of the site. The applicant is seeking a variance from the Zoning Hearing Board for relief from the provisions of Section 402(B)(1) relating to having more than one principal building on a lot. This section requires that two or more principal residential buildings on a lot conform to all requirements of the Zoning Ordinance as if each building were on a separate lot. In order to demonstrate compliance with this requirement, the Township has typically required that an applicant provide a conceptual drawing showing hypothetical lot lines that could result in lots that would comply with all relevant lot requirements. Mr. Frantz of CDC explained the history of the site and discussed the 15’ unopened alleys that border the property on the drawing. An in-depth discussion on the variances was held.

*Motion to recommend the Zoning Hearing Board grant the variance from Section 402(B)(1) only as it pertains to two or more principal residential buildings on a single lot to 31 Montello Road was made by Mr. Zaborowski and seconded by Mr. Stuck. Upon roll call, all members voted unanimously. MOTION CARRIED 5 - 0*

**PENDING PLANS**

**10 Beaver Road – Colony P LLC – Mini-Storage – Time Extension**

The applicant has submitted an Extension of Time request. The current plan’s deadline is May 31<sup>st</sup>, 2023. The requested deadline is December 31<sup>st</sup>, 2023.

*Motion to recommend the Board of Supervisors grant the Extension of Time until December 31<sup>st</sup>, 2023 to the 10 Beaver Road – Colony P LLC Mini-Storage plan was made by Mr. Keating and seconded by Mr. Stuck. Upon roll call, all members present voted affirmatively. MOTION CARRIED 5 - 0*

**Lilyfield Mini-Storage Warehouses – Preliminary Land Development Plans**

Discussion was held regarding the status of this plan. The following actions have been taken:

- 2/23/23 Planning Commission recommends that the Zoning Hearing Board deny the variance requests. Commission also recommended conditions be placed on the plan if the Zoning Hearing Board decided to grant those waivers.
- 2/27/23 Board of Supervisors recommends that the Zoning Hearing Board deny the variance requests.

**PENDING PLANS - Continued**

**Lilyfield Mini-Storage Warehouses – Preliminary Land Development Plans -Continued**

4/6/23 Applicant requests an extension of time. Planning Commission recommends the Board of Supervisors deny the plan.

4/10/23 Board of Supervisors approve the extension of time until July 11<sup>th</sup>, 2023.

**MISCELLANEOUS**

**St. Luke's – Plan Signatures**

The plans are ready to be signed by the Planning Commission members this evening. The Township will hold the plans

**Lilyfield Mini-Storage Warehouses – Withdrawal of Variance Requests**

The applicant has withdrawn their current zoning variance requests.

**ANNOUNCEMENTS:**

Mr. Zaborowski announced an upcoming event scheduled for June 22<sup>nd</sup> that is being hosted by the Berks County Planning Commission, the Reading/Berks County Association of Realtors and the Berks County Redevelopment Authority. More information will be forthcoming

The next meeting is scheduled for Thursday, May 25<sup>th</sup>, 2023.

**ADJOURNMENT:** There being no further business, Chairperson Ulrich adjourned the meeting at 8:50 p.m.



Ron Keating, Secretary