



TOWNSHIP OF SPRING PLANNING COMMISSION

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Meeting Minutes July 6, 2023

Barry Ulrich called a meeting of the Township of Spring Planning Commission to order at 7:00 p.m. on Thursday, July 6th, 2023 in the Public Meeting Room of the Township Administration Building. Upon roll call, Jeremy Zaborowski, Brad Weisman, Ron Keating, Leroy Schannauer, and Sarah Ehrlich were present. Absent were George Stuck. Also present were Jim Moll, Director of Engineering and Planning Services, Jason Reichert, Township Assistant Engineer, and Jen Bensinger, Director of Information and Technologies. The following individuals also attended the meeting: Francesco Tosco, Sal Folino, Beth Kohl, Kyle Coldren, Harry & Sue Beltz, Anderson Deutschman, Russ & Janice Folk, Bill Aukamp, Michael Vegeriser, Dole Mougén, Yuhi Mougén, and Linda Harp. The following individuals attended the meeting virtually: Solicitor Dan Becker, Jason Zerbe, amwolve100@yahoo.com (Resident), ajdic (Resident) and WFMZ.

OPEN TO THE FLOOR: Jason Zerbe, via zoom addressed the Planning Commission regarding 102 Mail Route Rd Sketch Plan. It was addressed this item was not on agenda to be discussed seeing as though it was previously discussed at last Planning Commission meeting. Mr. Moll gave a brief description of said status of plans. No action was taken since there was no official submittal. Mr. Zerbe indicated he was not in support of said proposal.

MINUTES:

May 4th, 2023 Meeting – Motion to approve the minutes of May 4th, 2023 meeting was made by Mr. Zaborowksi, seconded by Mr. Keating. Upon roll call, Mr. Schannauer and Mr. Weisman abstained and all other members present voted affirmatively.

June 1st, 2023 Meeting – Tabled until next month when more members will be present who attended the June 1st, 2023 meeting.

Announcement - Mr. Moll introduced to Planning Commission members the new Township Assistant Engineer Jason Reichert.

NEW PLANS

Spring Commons Apartments – Preliminary Plans

(Review letter dated, July 4, 2023 is attached.) Mr. Moll reviewed the plan for buildings containing garden apartments to replace two (2) of the existing office buildings within the Spring Commons office complex. The property is located along Windmill Road, west of the Township Administration building. Jim reviewed; applicant is proposing a thirty (30)-apartment unit with a

total floor area of 30,000 sq. feet. Remaining will be the two (2) existing office buildings, having a total floor area of 17,200 sq. ft. At the March 8th, 2023 Zoning Hearing Board granted a Special Exception to permit garden apartments, a Variance – to allow garden apartments to comprise 64% of total floor area, and a Variance approval to allow the Mixed- Use Development not to contain Group 2 uses, such as retail sales or restaurants. In addition, the applicant will need to demonstrate that there is sufficient sanitary sewer capacity for the proposed project and a planting screen will need to be provided along the northeast edge of the property. Mr. Moll stated the plans show sidewalks will be provided along proposed apartment buildings; however, no connection is shown to the existing sidewalk along Windmill Road. Recommended to connect said sidewalks. Mr. Moll recommended plans be reviewed by Entech Engineering, Fire Marshall, and Township Infrastructure Committee. Also discussed, was the stormwater review comment regarding the sinkhole developing east of Basin 2 between the existing sanitary sewer manhole and the southern curb line of SR 724. It is recommended that said issue be investigated, and if sinkhole is discovered it should be repaired accordingly. Ms. Deutschman indicated the applicant is aware of the sanitary sewer connection schedule, willing to work with the planting screen condition, and willing to extend sidewalk along Windmill Road.

2601 Penn Avenue – Revision to Recorded Plans

(Review letter dated, DRAFT July 5, 2023) Mr. Moll has not completed his review on this plan. Discussed briefly was the submittal of the Revision to Recorded Plans for the existing lot of The Tavern on Penn along S.R 0422 – Penn Avenue, at the corner of Penn Avenue and Cecil Avenue; for a building addition, outdoor seating, driveway entrance and parking restriping. There are several issues including the driveway entrance relocation requiring submission and approval of a Highway Occupancy Permit from PENNDOT.

Helping Harvest Parking Expansion – Final Plans

Mr. Moll has not completed his review on this plan. The applicant has submitted Final plans however there are still pending issues that need to be resolved.

ZONING REQUESTS

375 Martins Road – Farm Animal Variance

(Review letter dated, July 5, 2023 is attached) Mr. Moll reported the applicant, has submitted a Variance request to the Zoning Hearing Board from the provisions of **Section 327(C)(10)(d)** *which pertains to the “Keeping of Animals or Fowl” as an accessory use.* The applicant would like to keep three (3) female pygmy goats and a miniature horse on their property to serve as companion animals and family pets. Discussed was the property was originally created as Lot no. 2 of the 5-lot Martin Farm Subdivision. Said property is located in Low Density Suburban (LDS) District. Farm animals are not permitted in this district. Applicant currently has chickens on the property, which were approved previously; the pygmy goats and miniature horse would be in addition to these. Mr. Moll indicated keeping of farm animals typically occur in rural areas where general Agriculture is a permitted principal use and would be governed by the regulations of Section 324(B)(3). These regulations address issues such as lot size, setbacks, and number of animals. Furthermore, these regulations would not necessarily apply to a “non-farm” property that receives zoning relief to have farm animals. Planning Commission may wish to consider recommending conditions to the Zoning Hearing Board in order to minimize potential impacts upon neighboring properties. After further discussion among Planning Commission regarding some concerns a *motion was made by Ms. Ehrlich and seconded by Mr. Schannauer to recommend to the Board of Supervisors that the Variance request to have one miniature horse*

and three pygmy goats be **DENIED**. Upon roll call, all members in attendance voted affirmatively. Motion Carried 6-0.

MISCELLANEOUS APPLICATIONS

Morgan School (Daycare) – Waiver of Land Development

(Review letter dated, July 6, 2023 is attached) Mr. Moll reported that the applicant has submitted a Waiver of Land Development to submit Land Development Plans to convert the existing office building at 330 Revere Boulevard (along Cloister Court) into a daycare facility. The property, which is the former office of Stackhouse Bensinger, Inc. The waiver request shows that minimal amounts of improvements are proposed to the site itself and if the Board of Supervisors grants the waiver request, the project would be processed through the Township Codes Department as a building permit. Mr. Moll discussed comments that the Planning Commission may wish to consider recommending to the Board of Supervisors as conditions for Waiver of Land Development (see review letter dated, July 6th, 2023). Discussion on Fire Marshall Concerns with Sprinkler, location of play area, painted stripped sidewalk, speed bumps, and vehicular gates and sanitary sewer capacity. Beth Kohl, representing the Morgan School reported that the parking in the rear is employee parking who will essentially report to work prior to children's arrival. The front of building will have drop-off and pick-up hours. There should be no vehicular traffic when children are outside. Ms. Morgan, with Morgan School reported doors open at 6:30am employees arrive up to 8:00am, around 10:00am most children accompanied by teachers will go outside until 12:00pm and again around 3:00pm. Applicant may propose to expand fenced rear play area to make larger. Project to open next year due to renovations. After further discussion, a motion was made by Mr. Zaborowski and seconded by Mr. Weisman to recommend that the Board of Supervisors grant the Waiver of Land Development **conditional** on the items listed in Township Engineers review letter dated July 6th, 2023. Upon roll call, all members present voted affirmatively. Motion Carried 6-0

72 Commerce Drive – Waiver of PRD Sign Provisions

Mr. Moll reported the applicant has requested a waiver of the sign regulations in the Planned Residential Development (PRD) Ordinance to permit the proposed advertising signs at the shopping center location at the intersection of Broadcasting Road and Keiser Boulevard. Village Square Shopping Center is proposing a 160-square foot, 27-foot high freestanding pole supported sign at the intersection of Broadcasting Road and Keiser Boulevard. Mr. Moll stated the proposed sign(s) would have complied with the provisions in the Zoning Ordinance for nonresidential properties located within the Planned Office Business (POB) District, or proposed sign(s) are similar in size and character to existing signs that have been permitted in the general vicinity of the application. Motion was made by Ms. Ehrlich, seconded by Mr. Weisman to recommend the Board of Supervisors grant the Sign Waiver. Upon roll call, all members voted affirmatively. Motion carried 5-1.

Outback Steakhouse – Liquor License Transfer

(Review letter dated, July 5, 2023 is attached) Mr. Moll reported the applicant has requested that the Board of Supervisors approve a resolution for the proposed inter-municipal transfer of the liquor license from the Wyomissing location into Spring Township. The Outback Steakhouse is being constructed at the Broadcasting Square shopping center in the former Babies R Us retail store. The existing restaurant along Woodland Drive in the Borough of Wyomissing will be closing. Motion was made by Mr. Keating, seconded by Mr. Weisman to recommend the Board

of Supervisors approve the Liquor License Transfer from Wyomissing to Sring Township. Upon roll call, all members voted affirmatively. Motion Carried 6-0.

PENDING PLANS

Lilyfield Mini-Storage – Preliminary Plans

(Review letter dated, July 5, 2023 is attached) Mr. Moll reported the applicant has submitted revised Preliminary Plans in effort to lessen the extent of the zoning relief that would be necessary for said project. Applicant withdrew previous variance requests for a self-storage facility being proposed on a 2.8-acre located at the intersection of Fritztown and Wernersville Rd. The revised proposed layout now includes 41 proposed self-storage units, each of which is 20' wide by 26' deep, and a reduction for paving area needed to provide access to the storage units. Mr. Moll reported the revisions applicant has made to plans that would indicate that the corresponding variance requests would be modified from those previously requested (see review letter attached). Discussion regarding previous variance request and current layout relief necessary for setback, building height, fencing, and storage use restrictions. Current submittal does not include any variance requests at this time. Sal Folino, representing Lilyfield reported that based on the feedback and Township resident concerns applicant made some revisions including buffer increased, fence height increase, building height reduction, and only forty-one (41) 20' x 26' units will be along Lilyfield development. The following residents attended and discussed the following concerns with Planning Commission members and applicants: Mike Kegerise Sr, 100 S. Cacoosing Dr, Russ Folk, 131 N. Cacoosing Dr, Bill Aukamp, 110 S. Cacoosing Dr, and Ms. Wolfe, 114 S. Cacoosing Dr. Discussion regarding traffic impact, Wernersville Rd traffic concerns, type of fencing / gating, types of leases for content of units, requirement of setbacks and relief necessary for current layout and lighting regulations. *After further discussion, a motion was made by Mr. Schannauer and seconded by Ms. Ehrlich to recommend the Board of Supervisors grant the Extension of Time until 10/26/2023. Upon roll call, all members voted affirmatively. Motion carried 6-0.*

10 Beaver Road – Colony P LLC – Mini-Storage

Mr. Moll had nothing new to report on this plan.

ADJOURNMENT: There being no further business, Barry Ulrich adjourned the meeting at 8:49 p.m.



Ron Keating, Secretary