



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 June 1, 2023

Vice-Chairperson Ehrlich called a meeting of the Township of Spring Planning Commission to order at 7:00 p.m. on Thursday, June 1st, 2023 in the Public Meeting Room of the Township Administration Building. Upon roll call, Jeremy Zaborowski, Brad Weisman and George Stuck were present. Also present were Jim Moll, Director of Engineering and Planning Services; Solicitor Becker and Judy Houck, Director of Parks and Recreation. The following individuals also attended the meeting: Paul Lenosky, Keri Rosado, John Hoffert, Marty Grosso, Frank Lapuma and John Green. The following individuals attended the meeting virtually: Greg Purcell of WFMZ.

OPEN TO THE FLOOR: None

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

MINUTES: **May 4th, 2023 Meeting** – *Tabled until next month when more members will be present who attended the May 4th, 2023 meeting.*

NEW PLANS

102 Mail Route Road – Sketch Plan

(Review letter dated May 31st, 2023 is attached.)

Mr. Moll reviewed the plan for this 17-acre parcel located along the south side of Mail Route Road. The applicant is proposing to subdivide the property into two (2) new lots plus a parcel that is intended for annexation to the adjoining property to the east. Access to the property is via an existing 53-foot-wide right-of-way. Mr. Moll presented aerial views of the existing lot and the proposed subdivision. He reviewed several issues regarding the use of the right-of-way as a driveway for more than one home. The Township requires that a shared driveway that serves three (3) or more homes must be built to Township street standards. Although the subdivision only proposes two (2) homes, there is an existing home on Mail Route Road whose driveway already exists in the right-of-way. The right-of-way also crosses a water course and there are extremely steep slopes across the entire property. Discussion was held regarding the ownership of the right-of-way, the ability to develop the road to Township standards, whether the existing home would be considered the third home in the development and if the Township could put a note on the plan stating that the Township would not have any responsibilities regarding the maintenance of the street/driveway. Mr. Hoffert indicated that the applicant is seeking the Planning Commission's opinion regarding whether or not they would consider approving the use of the 53-foot right-of-way as a "driveway" and not require building the access to the

NEW PLANS – Continued

102 Mail Route Road – Sketch Plan (Continued)

Township's street standards. Mr. Moll is concerned that due to the steep slopes and the water course, he does not believe the area could be built to street standards. The driveway vs private street issue is addressed by both the Subdivision and Land Development Ordinance (SALDO) and the Zoning Ordinance. Mr. Becker asked that a copy of the deed be provided to Mr. Moll so the details of the right-of-way can be confirmed. Discussion on paper streets, constrained properties and future Township liability was held. The Township Fire Marshal has not yet reviewed the plan. The Commission members verbalized that they were not opposed to the plan.

Juliana's Restaurant Final Land Development Plans

(Review letter dated May 31st, 2023 is attached.)

Mr. Hoffert reported that the language regarding the "occupancy under roof = 99" that Mr. Moll noted in his Review Letter has already been changed. The remaining comments in Mr. Moll's letter are the standard items that are addressed during all land development plans.

Motion to recommend the Board of Supervisors grant Conditional Final Plan Approval for Juliana's Restaurant Land Development Plans subject to the conditions outlined in the Township Engineer's May 31st Review Letter was made by Mr. Zaborowski, seconded by Mr. Stuck. Upon roll call, all members present voted affirmatively. MOTION CARRIED 4 - 0

R. Weller II Subdivision

Revised Final Plan

(Review letter dated May 31st, 2023 is attached.)

The applicant has received the requested waivers from the Board of Supervisors. Mr. Moll questioned the status of the Sewage Planning Module. Mr. Hoffert reported that they are waiting for approval from the US Fish and Wildlife Agency because they received a notification from the PNDI (Pennsylvania Natural Diversity Index) which required further study and they are waiting for their clearance letter so that they can submit the Planning Module.

Motion to recommend the Board of Supervisors grant Conditional Plan Approval for the R. Weller II Subdivision pending their PNDI approval and the approval of the Planning Module from the Department of Environment Protection and if necessary grant the requested Extension of Time until December 31st, 2023 was made by Mr. Zaborowski and seconded by Mr. Stuck. Upon roll call, all members present voted affirmatively. MOTION CARRIED 4 - 0

Lilyfield Mini-Storage – Preliminary Land Development Plans

Mr. Moll has not completed his review on this plan. The applicant has submitted revised land development plans as well as zoning variance requests. The Zoning Hearing has not yet been scheduled for this project. The Commission agreed to wait until Mr. Moll has completed his review before discussing this Plan.

ZONING REQUESTS

2018 Buckman Avenue – Variance Request

(Review letter dated May 30th, 2023 is attached.)

Mr. Moll presented aerial views of the lot and explained the applicant's desire to put an addition onto the rear of their home. This property abuts Drexelwood Park in the rear of the property. There is an existing porch that was enclosed in 1985. Based on a review of this previous permit, there appears to be some errors on the distances included in the application. The minimum rear yard setback in this area is 30 feet. The Township's zoning was completely re-done in 1987 and the setback distance was increased from 25 feet to 30 feet. This addition would encroach into the required rear yard setback by 6.47 feet. Brief discussion was held regarding changing the rear setback requirement in this district.

Motion to recommend the Zoning Hearing Board grant the variance from Section 309 (G) which requires a minimum rear-yard setback distance of 30-feet for 2018 Buckman Avenue was made by Mr. Stuck and seconded by Mr. Weisman. Upon roll call, all members present voted affirmatively. MOTION CARRIED 4 - 0

Lilyfield Mini-Storage – Preliminary Land Development Plans

No further discussion was held on this plan.

PENDING PLANS

10 Beaver Road – Colony P LLC – Mini-Storage

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

SEWAGE FACILITIES PLANNING MODULE

McMillian Minor Subdivision

Mr. Hoffert reported the neighboring property across the street had a well test positive for nitrates/nitrites. Since this property was within a ¼ mile of this subdivision, the applicant had to perform a Preliminary Hydro Study before re-submitting their Planning Module to DEP. That study has been completed and Mr. Moll is requesting authorization to complete and sign the planning module.

Motion to recommend the Board of Supervisors authorize Mr. Moll to complete and sign the Sewage Facilities Planning Module for the McMillian Minor Subdivision was made by Mr. Stuck and seconded by Mr. Weisman. Upon roll call, all members present voted affirmatively. MOTION CARRIED 4 – 0.

SIGNATURES FOR APPROVED PLANS

Mr. Moll asked the Planning Commission members to sign the Alcon and 218 Perkasio Avenue plans prior to leaving the meeting.

ANNOUNCEMENTS:

Mr. Moll reviewed the Berks County's upcoming event scheduled for June 22nd. If any member is interested in attending, they should respond to Mr. Moll so they can be registered. The deadline for registration is Friday, June 9th, 2023.

The next meeting is scheduled for Thursday, June 29th, 2023.

ADJOURNMENT: There being no further business, Vice-Chairperson Ehrlich adjourned the meeting at 7:56 p.m.



Ron Keating, Secretary