



TOWNSHIP OF SPRING PLANNING COMMISSION

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Meeting Minutes October 5, 2023

Chairman Barry Ulrich called a meeting of the Township of Spring Planning Commission to order at 7:00 p.m. on Thursday, October 5, 2023 in the Public Meeting Room of the Township Administration Building. Upon roll call, Sarah Ehrlich, Jeremy Zaborowski, Ron Keating, Brad Weisman, and George Stuck were present. Leroy Schannauer was absent. Also present were Jim Moll, Director of Engineering and Planning Services, Jason Reichert, Township Assistant Engineer, Colin MacFarlane, Kozloff Stoudt, and Jen Bensinger, Director of Information and Technologies. The following individuals also attended the meeting: Brian Focht, Elliot Leomperra, representing Gring's Hill Estates Section 5 and Montello Rd and Daryl & Julie Minium of Gring's Hill Rd. Attending via Zoom was Michael Kegerise of 100 S Cacoosing Dr for Lilyfield.

OPEN TO THE FLOOR –

MINUTES:

June 1st, 2023 – *A motion was made by Ms. Ehrlich, seconded by Mr. Weisman to approve the minutes of the June 1st, 2023 meeting. Upon roll call, all members present voted affirmatively with the exception of Mr. Keating and Mr. Ulrich who abstained. Motion Carried.*

September 7th, 2023 – *A motion was made by Ms. Ehrlich, seconded by Mr. Zaborowski to approve the minutes of the September 7th, 2023 meeting. Upon roll call, all members present voted affirmatively with the exception of Mr. Weisman and Mr. Stuck who abstained. Motion Carried.*

NEW PLANS

Grings Hill Estates – Section 5- Sketch Plan

(Review letter dated, October 5, 2023 is attached) Mr. Reichert reviewed the Sketch Plan for Gring's Hill Estates Section 5 located on the south side of Grings Hill Road at the intersection with Hearthstone Lane, which involves subdividing an existing 3.631-acre parcel into ten (10) lots for single-family detached dwellings, with one of the lots to accommodate an existing single-family detached dwelling. This plan is similar to a plan that was previously approved by the Township in 2008, but was never recorded. A proposed 33-foot wide street with a 53 feet wide right-of-way will serve the lots and a proposed 16-space parking lot located within Kline's Creek Park, which is owned by Spring Township. Additionally a stormwater facility is proposed

to be located on an adjacent parcel that is also owned by the applicant. The applicant intends to connect to the Public water and sewer. The roads are intended to be dedicated to the Township. The Parks and Recreation and Fire Departments will need to review once the revised preliminary plans have been submitted. Discussion was held regarding the CMS lease agreement for Tract 1 and use of the stormwater facility. Concerns for turn around space for Fire Personnel and Plow Trucks and Sidewalks were also mentioned. Daryl & Julie Minimum residents of 911 Grings Hill Road expressed they were in favor of sidewalks to be proposed along Grings Hill Road. After further discussion, regarding the proposed sidewalks, Planning Commission members took no action due to the submittal being a sketch plan only.

31 Montello – Preliminary Plan

(Memo dated, October 5, 2023, is attached) Mr. Reichert reviewed the Preliminary plans for 31 Montello Road which is a proposed 1-acre parcel with four (4) 2-story duplex's, resulting in a total of 8 new dwelling units and a 16-space parking lot on the property to serve the eight (8) dwelling units. The subject property is located on the north side of Montello Road between the Lancaster Northern Railway and the Township Boundary, which follows the Cacoosing Creek. Said property is a residential lot that until recently had contained a single-family detached dwelling. Applicant does not intend to subdivide the land into smaller lots for the four (4) proposed structures. Mr. Reichert stated that at the June 14th, 2023 Zoning Hearing Board the applicant was granted zoning relief for four (4) variances (see attached review letter). Discussion with Planning Commission, Township Engineer and applicant was held regarding parking area access via an access drive that would be constructed partially on property and partially within a 15-foot wide "unopened alley" adjoining the property. Said unopened alley does not appear to be shown on any recorded subdivision plan; however, it is referenced in the deed for the property. Any construction of said proposed drive would need to be in a manner that it would not obstruct or prevent use of the unopened alley by any other parties. The potential waiver for stormwater comment number three in review letter; Sections 307 and 308 needs to be reviewed by Great Valley Consultants. *After further discussion, a motion was made by Mr. Stuck, seconded by Mr. Weisman to recommend that the Board of Supervisors approve the waiver request of the scale requirement Section 603(B)(2) to allow 1"=20' instead of the specified scale of 1"=50'. Upon roll call, all members present voted affirmatively. Motion Carried.*

PENDING PLANS

10 Beaver Rd – Colony P LLC – Mini Storage

Nothing new to report

Lilyfield Mini-Storage – Preliminary Land Development Plan

Nothing new to report

ADJOURNMENT: There being no further business, Barry Ulrich adjourned the meeting at 8:40p.m.



Ron Keating, Secretary