



# TOWNSHIP OF SPRING PLANNING COMMISSION

**BERKS COUNTY, PA**  
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## Meeting Minutes November 2, 2023

Chairman Barry Ulrich called a meeting of the Township of Spring Planning Commission to order at 7:00 p.m. on Thursday, November 2, 2023 in the Public Meeting Room of the Township Administration Building. Upon roll call, Sarah Ehrlich, Jeremy Zaborowski, Ron Keating, were present. Leroy Schannauer, Brad Weisman and George Stuck were absent. Also present were Jim Moll, Director of Engineering and Planning Services, Jason Reichert, Township Assistant Engineer, Dan Becker, Solicitor Kozloff Stoudt, and Jen Bensinger, Director of Information and Technologies. The following individuals also attended the meeting: Brian Focht, representing 31 Montello Rd and John Hoffert representing the Shade/Adams Annexation Plan.

### **OPEN TO THE FLOOR –**

#### **MINUTES:**

**October 5<sup>th</sup>, 2023** – *A motion was made by Ms. Ehrlich, seconded by Mr. Zaborowski to approve the minutes of the October 5<sup>th</sup>, 2023 meeting. Upon roll call, all members present voted affirmatively. Motion Carried.*

#### **NEW PLANS**

##### **Shade/Adams Annexation Plan**

*(Review letter dated, October 31<sup>st</sup>, 2023 is attached)* Mr. Moll reviewed the applicants are proposing an annexation that would exchange the equally sized parcels between two adjoining lots located in the vicinity of Old Lancaster Pike, near Spring and Brecknock Township borders and Lancaster County. Each lot contains an existing single-family detached dwelling. The immediate surrounding areas have been cleared; the majority of the lots are covered by woodland. Both property owners' lots gain vehicular access by means of a private access drive, which also serves several other properties in the area, and neither lot has frontage on the public street. The properties are located in the Rural Holding Area (RHA) District, which consequently, the required minimum lot area is five (5) acres and the minimum lot width required is three hundred (300') feet, which is to be measured at the minimum building setback, a line located fifty (50') feet from the street right-of-way. Since neither lot fronts on a public street, said location, where measurement is to be taken is uncertain. Both lots should be considered pre-existing nonconformities. Mr. Moll stated the lots have steep slopes but since the lots exist, the width requirements for lots having steep slopes would not be required. The existing access driveway is located partially within the PPL electrical right-of-way; it also appears to provide access to the electrical towers and to an existing communication's tower. The plan references a recorded easement agreement for the shared access drive, which provides the right of access for the owners of subject properties. Mr. Moll indicated there would need to be

plan corrections due to some missing details. After further discussion, a *motion was made by Mr. Keating, seconded by Ms. Ehrlich recommending that the Board of Supervisors conditionally approve the Shade/Adams Annexation Plan with the conditions as listed in Township Engineer's review letter dated October 31<sup>st</sup>, 2023 and completion of the drawing corrections. Upon roll call, all members present voted affirmatively. Motion Carried.*

### **31 Montello – Preliminary Plan**

(Review Letter dated, November 1<sup>st</sup>, 2023, is attached) Mr. Reichert reviewed the revised Preliminary plans for 31 Montello Road; a development of four (4) 2-story duplex's to result in a total of 8 new dwelling units. Planning Commission previously recommended the Board of Supervisors approve a waiver of the required plan scale, Board has not yet acted upon this request. The applicant has also requested a waiver to permit the projected exceedance.

*"Sections 307 and 308 require that the peak rate of the 2-year development storm be controlled to not exceed the peak rate of the 1-year pre-development storm. However, the 2-year post-development storm peak rate will exceed the allowable rate by 0.06 cfs". Plans are pending final confirmation of approval from Fire Marshall and still awaiting letter of serviceability from Water Company. Comments from October 5<sup>th</sup>, 2023 Entech Engineering should be addressed accordingly. After further discussion, the following motions were made:*

*A motion was made by Mr. Zaborowski, seconded by Ms. Ehrlich to recommend that the Board of Supervisors approve the waiver request of the 2-year post- development stormwater requirement of Sections 307 and 308 of the Stormwater Management Ordinance to allow the 2-year post development storm peak rate to exceed the allowable rate by 0.06cfs, made a motion. Upon roll call, all members present voted affirmatively. Motion Carried.*

*A Motion was made by Ms. Ehrlich, seconded by Mr. Keating to recommend that the Board of Supervisors approve the Preliminary Plan for 31 Montello Rd conditionally upon items listed in Township Engineer's review letter dated November 1<sup>st</sup>, 2023 are satisfied. Upon roll call, all members present voted affirmatively. Motion Carried.*

### **PRD SIGN WAIVER**

#### **18 Commerce Dr – Weik Capital Management**

(Review Letter dated, November 2<sup>nd</sup>, 2023, is attached) Mr. Moll discusses the applicant's submittal, a request for a waiver of the sign regulations in the Planned Residential Development (PRD) Ordinance, to permit proposed flat-cut aluminum letters and a dimensional layered aluminum logo icon on their new building within the Spring Ridge PRD. Applicant intends to relocate their offices from Berkshire Blvd in Wyomissing to 18 Commerce Dr, the former location of Singer Travel. Signs within the PRD are limited to a maximum size of 12 square feet, which is normal for signs within residential areas. The logo and lettering applicant is proposing is a total of 30 square feet. The previous freestanding sign from Singer Travel has been removed and it is not intended to be replaced. After further discussion, a *motion was made by Ms. Ehrlich, seconded by Mr. Keating to recommend that the Board of Supervisors grant the waiver of the PRD Sign regulations for the Weik Capital Management Sign. 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 7:55p.m.

  
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Ron Keating, Secretary