



TOWNSHIP OF SPRING PLANNING COMMISSION WORKSHOP

BERKS COUNTY, PA
2850 Windmill Road
READING, PA 19608
Tel. (610) 678-5393
Fax. (610) 678-4571
Website: springtwpberks.org

Meeting Minutes September 4, 2025

Chairman Jeremy Zaborowski called the regularly scheduled meeting of the Township of Spring Planning Commission to order at 7:00 p.m. on Thursday, September 4, 2025, in the Public Meeting Room of the Township Administration Building. Upon the roll call, George Stuck, Barry Ulrich, Sarah Ehrlich, Brad Weisman and Ron Keating were present; Leroy Schannauer was absent. Also present were Jason Reichert, Director of Engineering and Planning, Jen Bensinger, GIS Engineering and Planning Coordinator, Ann Brightbill Engineering Assistant, and Dan Becker, Township Solicitor. The following individual also attended the meeting, Chris Snyder, on behalf of 2456 Jefferson Avenue.

MINUTES:

August 7, 2025: *A motion was made by Mr. Stuck and seconded by Mr. Ulrich to approve the minutes of August 7, 2025, Planning Commission Workshop. Upon roll call, all in attendance voted affirmatively except for Mr. Weisman who abstained. MOTION CARRIED*

ZONING APPLICATION:

No zoning applications were presented.

NEW PLANS:

2456 Jefferson Avenue – Annexation

The applicants, Donald & Melissa Purcel, are the owners of 2456 Jefferson Avenue, a residential property located on the south side of Jefferson Ave. between West Wyomissing Blvd. and Radcliffe Ave. The 0.115-acre Purcel property is directly adjacent to Lot 1, which was created by the Minor Subdivision Plan for 2408 Jefferson Avenue. Lot 1, now identified as 2452 Jefferson and owned by Hearthstone Homes, Inc., is the largest of the lots shown on that recorded plan and contains most of that plan's wooded area bordering the Township's Stanford Avenue Stormwater Detention Basin.

The applicants propose to subdivide a 1.214-acre parcel from Lot 1 and annex it onto the rear of their property which currently contains a two-family semidetached dwelling.

That current lot is already serviced by public water facilities. The lot being added on would not result in any additional dwellings but simply a transfer of property. The purpose of this subdivision is to preserve the woodland.

The Plans show compliance with the minimum yard requirements and the minimum lot width, and lot coverage requirements as set forth in the Ordinance. The Plans should contain a notation stating the no areas with slopes in excess of 25% shall be altered, regraded, cleared, built upon or otherwise disturbed,

Due to the size of the subject property, the applicant has continued the use of the scale of 1" = 30', for which a waiver had been granted during the review process for the Minor Subdivision Plan. The applicant is submitting a waiver for the scale to continue as the same for the remainder of the project.

Also, due to the unorthodox configuration of the resulting lot for 2456 Jefferson, the applicant has submitted a request for a waiver of the lot depth-to-width ratio requirement of Section 1005. This section specifies that the depth-to-width ratio of a lot shall generally not be greater than two and one-half (2.5) to one (1) or less than one (1) to one (1).

Mr. Zaborowski questioned how to proceed with voting on the plan and waivers. It was decided to vote on the plan and the waivers separately.

A motion was made by Mr. Ulrich and seconded by Mr. Stuck to recommend that the Board of Supervisors approve the scale waiver and the waiver for lot depth-to-width ratio for the 2456 Jefferson Avenue project. Upon roll call all members voted affirmatively. MOTION CARRIED.

Mr. Stuck asked if there was anything that could be done with Lot 1. Mr. Reichert mentioned that the lot contains steep slopes, it's wooded and land locked. There was talk about deeding the lot to the Township at one time and the Township decided against it due to additional upkeep that would be required.

A motion was made by Mr. Stuck and seconded by Mr. Keating to recommend that the Board of Supervisors give conditional plan approval for the Subdivision and Land Development, dependent upon all items in the review letter dated September 2, 2025, be satisfied. Upon roll call all members voted affirmatively. MOTION CARRIED.

PA American Water is still working on their zoning application and have recently sent plan revisions for our review. The applicant is requesting a time extension until November 12, 2025, to complete the application process.

A motion was made by Mr. Stuck and seconded by Mr. Weisman to grant PA American Water an extension until November 12, 2025. Upon roll call all members voted affirmatively. MOTION CARRIED.

Ms. Bensinger presented the request for an extension of time for the Reserve at Iroquois since they have just had their zoning hearing and the decision has not yet been presented. They have also submitted revised plans for approval.

A motion was made by Mr. Stuck and seconded by Mr. Weisman to grant The Reserve at Iroquois a time extension until December 8, 2025. Upon roll call all members voted affirmatively. MOTION CARRIED.

The Broadcast District cover page was available for the members to sign.

The Planning Commission Workshop on September 25th has been cancelled and the regular meeting scheduled for October 2, 2025, will be held.

ADJOURNMENT: There being no further business, Chairperson Zaborowski adjourned the meeting at 7:15 p.m.



Ron Keating, Secretary