



# TOWNSHIP OF SPRING PLANNING COMMISSION WORKSHOP

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## Meeting Minutes October 2, 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, October 2, 2025, in the Public Meeting Room of the Township Administration Building. Upon the roll call, George Stuck, Barry Ulrich, Sarah Ehrlich, Brad Weisman, Leroy Schannauer and Ron Keating were present. 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 individuals also attended the meeting, Garrett Davey and Michael Evenson on behalf of PAWC Tank Project, Old Fritztown Road; Chuck Frantz from C2C Design representing Shillington Road Lots 109-115 and 1745 Van Reed Road; Amy Farrell and Michele Robinson representing Raising Cane's; Casey Kerschner and Jim Balthaser were also present.

Mr. Zaborowski asked for anyone who was present to comment on any items not on the agenda. Mr. Reichert explained that the project 535 Mohn's Hill Road, Stor-4-You, was on the pending plans section and would not be addressed this evening. If there were any comments on that project now was the time to speak. No one stepped forward to address the members.

### **MINUTES:**

**September 4, 2025:** *A motion was made by Mr. Ulrich and seconded by Mr. Stuck to approve the minutes of September 4, 2025, Planning Commission Meeting. Upon roll call, all in attendance voted affirmatively except for Mr. Schannauer who abstained. MOTION CARRIED*

### **ZONING APPLICATION:**

#### **PAWC – Tank Project Old Fritztown Road – Special Exception**

The proposed project is the construction of (2) two 62-foot diameter concrete water storage tanks on land owned by Pennsylvania American Water Company, the site of (2) two pre-existing tanks.

The site improvements proposed on the plan include:

- a. (2) two 62-foot diameter concrete water storage tanks.
- b. 10' x10' prefabricated water quality building.

- c. Roughly 14' x13' valve vault.
- d. Underground stormwater feature.

The property is located within the Rural Conservation (RC) zoning district, where a Public Utility Facility is a special exception requiring Zoning Hearing Board (ZHB) approval. Because of this the applicant has filed a Special Exception request to the Zoning Hearing Board. The ZHB and its' solicitor are working with the applicant to obtain a date for the hearing and a probable extension of time.

There are two existing tanks already on the property. The Township does not have record of a Special Exception previously being approved for this site. The applicant is seeking a Special Exception for the Use for the new tanks and the old tanks since the acreage is already being used in that capacity.

Mr. Zaborowski asked if there were any questions and reminded the members that they could recommend the ZHB move to approve, move to deny, move to approve with conditions, or take no action. Mr. Zaborowski asked if the applicant had any comments at this time and they responded no.

*A motion was made by Mr. Stuck and seconded by Mr. Ulrich to recommend to the Zoning Hearing Board that they approve the Special Exception. Upon roll call all members voted affirmatively. MOTION CARRIED.*

### **Shillington Road – Lots 109 to 115**

The subject property is a vacant lot located along Shillington Road (SR 724). The parcel was previously subdivided into (7) seven lots as part of the “Midvale Manor, Section No 1” Plan set dated April 1955. The project is located within the (MDS) Moderate Density Suburban Zoning District. The proposed Land Use is Single-Family Attached (Townhouse).

The applicant seeks relief from the following sections of the Zoning Ordinance:

1. Since a town home is neither a use by right, nor a special exception use in an MDS district, the applicant is seeking a *Use Variance from the Zoning Hearing Board*.
2. In addition, the minimum lot size requirement for a townhouse use is 3 acres, but the lot size is only 1.6 acres. *The applicant seeks relief from that requirement of lot size under the townhome special requirements.*
3. There is a minimum 30' separation distance required from a parking area to a lot line. *The applicant seeks to reduce the 30' to 10' along the Right-of-Way, and to 13' from the western property line.*

4. There is also a minimum separation of 15' for access drives *where the applicant seeks to reduce that to 10' from the front lot line, and 13' from the western property line.*

Chuck Frantz, C2C Design Group, spoke to the Commission regarding the progress made on the plan. He mentioned a few factors that prompt the zoning changes, one being keeping the main access drive as far away from the intersection of Spohn Road and Rt. 724 while considering that there is a utility pole and an inlet to work around. The zoning request alleviates the need for impacting utilities.

Mr. Reichert mentioned he was concerned about creating a screening buffer to prevent headlights in the drive from affecting the surrounding homes and traffic. This can be decided during land development. The fact that the lot has a greater elevation than the surrounding properties could alleviate some of the potential light problems.

Mr. Zaborowski asked if there were any further questions and if the Commission had any recommendations for the Zoning Hearing Board.

*A motion was made by Mr. Ulrich and seconded by Mr. Stuck to recommend that the Zoning Hearing board approve the variance requests with the condition that a screening buffer be installed. Upon roll call all members voted affirmatively. MOTION CARRIED.*

#### **NEW PLANS:**

##### **PAWC Wyomissing High Gradient Tank Design**

The plan is a standard plan that has been previously reviewed and has met most of the requirements while awaiting the Zoning Hearing. As far as the Subdivision and Land Development Ordinance, the applicant is requesting 4 waivers for the plan. The applicant has submitted the following waiver requests:

1. To proceed as a Single-Stage plan (Preliminary/ Final),
2. the use of scales that are different than the Ordinance requirement of 1"=50'.  
503(C)(B)(5) – Plan Scale Requirements.
3. For stormwater a waiver of the minimum top berm width of 8' to 5'- Section  
310(B)(8)(a),
4. waiver of the use of a key trench and clay core within the basin berm. Since this is such a small facility these are not uncommon requests.

The applicant, Mr. Garrett Davey from Mott MacDonald, explained the need for the waiver of the 8' berm because of the location of the tanks and the lack of space or need for a large stormwater facility the tanks are limited by the system. Since the berm would be smaller the use of a key trench and clay core would not be necessary.

Mr. Keating asked the applicant what the results would be if the Commission denied the use of a 5' berm waiver. Mr. Davey essentially said the project would need to adjust the water quality building in the back of the property, pull the basin back, which would expand the footprint, and they would be limited by depth with the outfall because that's the lowest they could go in that location. It would cause a major reorganization of the plan and greatly increase the cost. Considering the small drainage area contributing to the facility along with the shallow impoundment depth, the requested waiver is reasonable.

*A motion was made by Mr. Ulrich and seconded by Mr. Stuck to recommend that the Board of Supervisors approve the four waiver requests. Upon roll call all members voted affirmatively. MOTION CARRIED.*

### **1745 Van Reed Road – Stormwater Plans for New Dwelling**

This is the second submittal for the private residence proposed at 1745 Van Reed Road. The developer is requesting a waiver of the freeboard height requirement for the stormwater basin. Freeboard is the space between the top of the water level to the top of the berm.

The stormwater analysis mentioned that the freeboard requirement for a storm basin is one-foot but since this is a simple, single resident home the applicant is looking for a waiver to only have 6-inches of freeboard. This does include an NPDES Permit so an additional review will be performed. Mr. Becker asked about restoring the trees. Mr. Frantz stated that it had not been determined but they are awaiting the comments for the PNDI they submitted and the Conservation Districts' feedback. A commissioner mentioned the large drop from the top of the lot to the basin and the quantity of water running downhill will a reduction in the size of the berm handle that amount of water. The basin is needed based on the rate and of the volume recharge requirements from the Township and the NPDES Permit. The need for the NPDES permit is the size of the lot, over an acre, the large amount of grading that will be required, and the amount of drop of 60 feet from the home to the basin. Mr. Schannauer stated that the trees have all been removed and the request to lower the amount of freeboard creates an undesirable condition. Mr. Reichert mentioned that the request required the evaluation of the stormwater system as a meadow, which has a much more stringent requirement than a wooded area. The plan has been reviewed by the stormwater engineers, Mr. Reichert, and the Berks County Planning Commission. There was a question of a major flood occurring, what would be the implications of the lower berm. The storm basin is a safeguard in case of a total blockage or failure of the regular stormwater system. If this would occur it would be considered an emergency situation and an exception to normal conditions.

The Commission members asked since the fact that most of the trees have been removed from the lot and the drop in elevation from the house to the stormwater basin what was the possibility for the stormwater basin to overflow and flood homes in the area. In the unlikely event of the stormwater basin overflowing it would flow toward Van Reed Road. Mr. Becker asked who had removed all the trees and Mr. Frantz did not know since that was before they became involved in the project.

Mr. Zaborowski asked if the Township performs any periodic inspections of the system to ensure the system is operating as designed. Mr. Reichert explained that there is a stormwater fee added to projects to cover the cost of future inspections. Mr. Frantz also noted that since there is an NPDES permit involved inspections are also a condition of that permit.

*A motion was made by Mr. Stuck and seconded by Mr. Keating recommending that the Board of Supervisors deny the stormwater waiver request. All members voted affirmatively. MOTION CARRIED.*

### **2700 Paper Mill Road – Raising Cane’s**

The project is the proposed construction of a 3,379-square foot, fast-food restaurant on the parking lot of the Kohl’s department store at the intersection of Paper Mill Road and Meridian Boulevard. The restaurant is proposed to include drive-through facilities and indoor seating.

The project site currently consists of parking spaces and aisles; approximately forty-two (42) existing parking spaces in the area would be eliminated.

The Raising Cane’s Restaurant is proposed to be constructed on a portion of the property where the Kohl’s department store is located, a tract that has had numerous approved Tentative PRD Plans, as well as approved and recorded Final PRD Plans. In addition to these earlier plans showing different uses and layouts, a significant number of conditions were set by the Board of Supervisors (BOS) during the approval process. As was required for the 7 Brew Drive Thru Coffee project, which was also to be located on Kohl’s property, the applicant must proceed through the official process required for altering the Tentative and/or Final Plans and must either demonstrate compliance with the relevant established conditions or must request relief from those conditions.

The submittal for 7-Brew still exists even though they have decided against following through with the project, so a termination of that project is necessary to enable Raising Cane’s to begin the process of planning. Amy Farrell, Esq. and her team represented 7-Brew and is now representing Raising Cane’s so they are familiar with the tentative conditions that must be considered and addressed for plan approval. As they advance the plans these items will be addressed.

Conditions of approval that were established with prior applications are:

1. Adequate signage to direct customers throughout the site.
2. The Board of Supervisor’s previously had approved a reduction of 14 parking spaces from the Kohl’s building. If not sufficient a waiver request will be needed.
3. Operating hours were modified from 6:00 am to 12 midnight to 5:30 am to 12:00 midnight.

4. Relief from the limitation that proposed a “traditional department store” to allow the addition of a “drive through coffee shop” on the site.
5. The prohibition against “restaurants, cafes, buffets or any other food service and drive through services” was modified to permit a drive-through only restaurant to operate on the property.
6. The 2011 decision, which had permitted the Kohl’s department store to be built in this area, had included a requirement that the use be of “the same size, type and nature of retail store”. This requirement was modified to expressly permit “the applicant to operate a coffee shop and to sell beverages to customers”.

The approved Tentative and Final Plans for the property had understandably not shown the proposed Raising Cane’s Restaurant project, a change that will require that the Tentative Plan be amended and that there be a Revision to the Plan of Record. To amend the Tentative Plan, Section 307 requires that a public hearing be held by the Board of Supervisors and Section 306.3 indicates that the Planning Commission is to make a recommendation regarding the request. Since tonight’s submission is considered a sketch plan, an informal application, a tentative plan must still be submitted.

Raising Cane’s Michele Robinson is the manager of product development. She explained there are over 900 stores nationwide and Raising Cane’s is relatively new to Pennsylvania, having a few restaurants which would total 4 including this store. Raising Cane’s has a different type of focused menu, Chicken fingers, Texas toast, Fries, Coleslaw and Cane’s sauce. Instead of offering 100’s of different selections the restaurant uses the specialized menu resulting in a good speed of service of 2.5 min. The restaurant knows exactly what you are going to order, just not how many. The crew can gauge what is going to happen as far as numbers are expected and they are able to adjust quickly and efficiently to prepare for the volume of customers. They have a few different food ordering scenarios during the busiest time they turn off the menu board, bring the cars to one line and have crew taking orders and making payment while you are in your car. Then the line would split into two lanes and staff would deliver your order to the second lane. The managers onsite have control over the traffic and can use their judgement to open and close lanes dependent on demand.

Mr. Reichert mentioned ensuring the drive through meets the Fire Marshall’s requirements regarding height.

The next speaker was the engineer for the site. She mentioned the few modifications from the prior plans; there would be other requirements for Raising Cane’s. The bypass lane for example would most likely be the second lane. She mentioned the Ordinance that dictates the number of cars allowed in a drive through lane, but since the turnover from order to receipt of food is so fast, they will most likely request a waiver from this requirement. Upon reaching the exit point it is designed to discharge to an exit only separate from Kohl’s entrance or exit, and not directly onto the main road. The grading has caused some headaches regarding fitting the restaurant on

the lot and they believe this is the best fit for the restaurant. There was a question of keeping the retaining wall reinforced to keep the Kohl's lot and the restaurant lot separate and to address the drop off in elevation. Additional reinforcement such as a guardrail may be required there. There are indoor and a few outdoor seating areas.

They will base their design of the restaurant due to intensive data collection from other similar locations. The managers have leeway in enacting whatever measures they need and do not follow a company set policy to accommodate a large flow of traffic.

All deliveries are consolidated onto one truck which will deliver the supplies for the restaurant after hours. There will not be multiple trucks delivering.

Cane's is very committed to an aesthetic look and feel for their buildings, including landscaping. The restaurant is periodically reviewed for performance based not only on service but also maintaining the property.

The next part of the process Mr. Becker has mentioned access to the site. The loading area is not a standard loading dock and therefore he wants to see the building designed so that if it is no longer a Raising Cane's but some other store, that it will be a functional building not constructed strictly for Cane's.

As far as storage and capacity there is plenty of capacity, but transmission capacity is a big item needed to be resolved. Raising Cane's is aware of the needed upgrades to the sewage lines and storage. 7-Brew was a smaller operation that could not undertake the excessive cost to the upgrade whereas Cane's is a larger corporation and has opened stores where utility connection and upgrade is necessary and can absorb that cost.

The discussion about the opening day was mentioned and that they had a team in place to handle the traffic flow.

It was suggested that a meeting via in person and zoom for questions and a meeting with the fire Marshal.

- Next would be the tentative plan hopefully addressing all the issues discussed and any requests that Raising Cane's would have.
- After that review, a submittal to the PC would rule whether all items had been covered and if the plan was ready for a Board Hearing. It would either recommend a hearing or deny it until all items were satisfied. Then the Board will schedule the hearing including public notice.

At this time the members of Raising Cane's said they had been working on this project for a long time, and they just need to review the needs and adjust the tentative plan and decide where they will tie into the sewer. Obtaining additional capacity is with the City of Reading, but wherever

the connection is made the pipes must be upgraded to accommodate the additional flow. There are transmission capacity issues that must be addressed along with negotiations with the City to purchase additional capacity may take a few months, so they do need to incorporate that into their timeline.

Mr. Zaborowski asked if there were any questions at this time and no one had any so the team from Raising Cane's stated they will be back for the December meeting.

Mr. Reichert mentioned the Reserve at Iroquois but after discussions with the developer they decided to postpone their appearance until next month.

**ADJOURNMENT:** There being no further business, Chairperson Zaborowski adjourned the meeting at 8:36 p.m.



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Ron Keating, Secretary