



TOWNSHIP OF SPRING PLANNING COMMISSION MEETING

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

Meeting Minutes November 6, 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, November 6, 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, Chuck Frantz from C2C Design Group representing both Stor 4 You and Reserve at Iroquois, Mark Koch representing Stor 4 You, Chris Stumpo, Metropolitan Development Group, representing the Reserve at Iroquois; Dan DePalma and Curt Santee of Valley Builders for 2920/2930 Penn Avenue, the former Pizza Hut/Car Wash Property; Rich Savoy and Chris Rhoads for Stor 4 U, and Casey Kerschner and Jim, Jeff, and Tyler Balthaser were also present.

Mr. Zaborowski asked anyone present that was not here for an agenda item to comment at this time. Finding no one, the meeting commenced.

MINUTES:

October 2, 2025: *A motion was made by Ms. Ehrlich and seconded by Mr. Stuck to approve the minutes of October 2, 2025, Planning Commission Meeting. Upon roll call, all in attendance voted affirmatively. MOTION CARRIED*

NEW PLANS:

Lot 1 Reserve @ Iroquois – Revised Plans 16 Unit Garden Apartments

The applicant has submitted Preliminary Land Development Plans for Lot #1 of the Reserve at Iroquois. The proposal would result in sixteen (16) additional apartment units in place of the previously proposed 6,400 sq ft commercial office building. By annexing Lot 1 onto the existing Lot 2 they will meet the minimum acreage requirements for Garden Apartments. On September 24, 2025, zoning decision granted all the variances that the applicant had applied for. The remaining issues are confirming the change in water demand with PA American, and the need for a Municipal Improvements Agreement. Jason Reichert mentioned that they are still working with the applicants for the reconstruction of the segment of Iroquois Avenue from Shillington Road (SR724) to Hillvale Avenue. This issue must be resolved before the project is considered for

approval. Mr. Becker mentioned that the agreement is very close. Mr. Frantz mainly wanted to answer any remaining questions the Planning Commission may have on the project. All comments in the review letter C2C received from the Township have been acknowledged and there is no problem meeting any of the requirements. Mr. Zaborowski asked if anyone had any questions regarding the project and, finding none with the Commission members, he thanked Mr. Frantz and Mr. Stumpo for their presentation.

REQUEST FOR WAIVER OF LAND DEVELOPMENT:

Township Municipal Garage Addition

The Township is currently seeking an LSA Grant to construct a 60' x 60' 1-story addition onto the front right corner of the Township Municipal Garage. The addition would add an ADA compliant bathroom, storage area for equipment, space for the Township mechanic, and a break area facility that the crew has lacked for years.

At this time the Public Works Department is respectfully requesting a Waiver of Land Development as this project has been discussed many times over the years but never moved forward. This project will have little to no site impacts.

- The project is in a planned office business district for which a garage is permitted by right,
- The garage is not adding to the impervious land coverage because the area of the addition is currently asphalt,
- The proposal complies with all yard setbacks for the POB District - 50ft front yard, 20ft side yard and 30ft rear yard.
- An adequate number of parking spaces exist on site; no additional spaces are required as a result of the proposed addition.

Due to the size of the addition, a fire hydrant is required within 100 feet of the fire department connection, and the addition would require sprinklers since it exceeds the 12,000 square foot fire area.

If a Waiver of Land Development is granted, this project would proceed through the normal Zoning and Building Code Process through the Codes and Zoning Department. In the event that the Waiver of Land Development is granted, any conditions of approval should be considered.

Mr. Zaborowski asked if the Commissioners had any questions Ms. Ehrlich questioned about the timeline for the project. The deadline for the application for the grant is the end of November, and the approval process can take up to a year. Construction is not permitted before the grant has been awarded or the grant application would become void.

A motion was made by Mr. Ulrich and seconded by Mr. Stuck to recommend to the Board of Supervisors that they approve the Waiver of Land Development. Upon roll call all members voted affirmatively. MOTION CARRIED.

2920 & 2930 Penn Avenue (the former Pizza Hut/Car Wash site)

Valley Builders is working to redevelop the former Pizza Hut parcel along Penn Avenue. One tenant is lined up as an office use (Yurconic Notary) in the former Pizza Hut building, with a

likely restaurant tenant pending (Rita's Italian Ice) in the old car wash building. Additional uses are pending which will go through the Zoning process accordingly once resolved.

The project is located within the (PAC) Penn Avenue Commercial Zoning District.

The subject property is an existing developed pad located with two (2) vacant structures, the former Pizza Hut, and a car wash.

The proposed development makes use of the existing structures while retrofitting the interiors and providing façade improvements.

The plan shows that the perimeter of the site is to be updated with additional green spaces, more distinct ingress and egress, and updated parking.

The existing Land Use is a Restaurant (formerly Pizza Hut), and Car Wash.

The proposed Land Use is listed as "Personal Services", "Office", and "Restaurant".

In the event that the requested waiver is granted, the project will be processed through the Township Codes Department and will be checked for compliance with the relevant Zoning Ordinance and Building Code provisions and any additional conditions set by the Township as part of the waiver approval.

No stormwater management will be required since no additional impervious coverage is proposed.

Lighting would need to be provided for the parking lot. Parking lots for commercial uses shall, at a minimum, be illuminated over their entire surface.

If a Waiver of Land Development were granted, the following conditions should be considered in addition to any other conditions the zoning or building codes would require.

- The re-designed parking areas should be reviewed for adequacy as new uses are proposed,
- Sanitary sewer usage should be assessed and any increase in EDU allocation be addressed,
- An As-Built plan shall be prepared and recorded after the project is completed.

Mr. Zaborowski questioned whether recommendation of the waiver would be conditional upon the three items being addressed and Mr. Reichert did confirm that those three conditions would be required as part of the waiver.

Mr. Dan DePalma, owner of Valley Builders, the contractor on the project, mentioned that the potential for splitting each building into two separate businesses has generated some interest but as yet no one has committed but it is still an available option.

Mr. Ulrich commented positively on the additional green space, sidewalk and curb that are proposed, with Mr. Stuck positively agreeing.

A motion was made by Mr. Stuck and seconded by Mr. Ulrich to recommend the Board of Supervisors approve the Waiver of Land Development contingent upon the items listed in the October 31, 2025; Engineering review letter being satisfied. Upon roll call all members voted affirmatively. MOTION CARRIED.

ZONING APPLICATION:

535 Mohns Hill Road – Stor 4 U Zoning Variance Request

The subject property is located on the north side of Mohns Hill Rd, between State Route 222 and Chapel Hill Rd, approximately 800 ft west of the Gouglersville Interchange. The applicant owns and operates an existing self-storage facility on the property which is a permitted use.

The applicant has submitted preliminary land development plans to the Township to seek zoning and land development approval for the continued use of the expanded vehicle storage area for which land development approval was not previously granted.

Upon review of the preliminary plans, it was discovered that the applicant has exceeded the maximum allowable impervious coverage of the lot. According to Section 316(H) of the Zoning Ordinance any use without centralized sewer and water shall not exceed 60% total impervious coverage of the lot. The first set of plans showed the total impervious coverage at 73%. Subsequent drawings show stormwater modifications, and removal of the wide portion of the access drive along Mohns Hill Road, reducing the total impervious coverage to 67.5% which still exceeds the 60% maximum. In response to the Township's review, the applicant has submitted an application to the Zoning Hearing Board requesting a Variance of the impervious coverage requirements of Section 316(H).

Mr. Ulrich confirmed with Mr. Frantz from C2C that no additional impervious is being added, to which Mr. Frantz explained that was correct and more pervious surface is being created.

Mr. Frantz of C2C Design Group noted that the applicant is required to obtain an NPDES Permit from DEP and the Berks County Conservation District. The application has been accepted and is currently under review. The applicant proposes to remove some of the impervious surface such as a portion of the employee access drive which will be converted back to lawn. Also, a portion of the stone parking area is to be removed in order to fit the newly designed stormwater management facility. The applicant proposes a bio-basin with a dispersion trench located along the eastern property line. This will relieve the discharge to the original stormwater basin. The reason for the new stormwater facility is that the original basin was designed for a meadow which the applicant subsequently covered by stone and turned into a parking area, so the amount of impervious surface has increased, and the original basin is overloaded.

The discussion was opened to the neighbors. Mr. James Balthaser stated that although the RV's do not have engines, there are food trucks on the property that contain engines and fry oil.

Next to address the commission was Mr. Casey Kerschner to review his previous concerns. One being light pollution infiltrating his bedroom, another being the overloaded stormwater basin flooding even with a small rain event and matting that was laid on Mr. Balthaser's property. Mr. Kerschner illustrated the pre-construction condition versus the current condition. The discharge rates from the approved (meadow) compared to the current discharge rates with the meadow converted to a stone parking area are greater than what was permitted originally.

Mr. Frantz commented in response to the current discharge rates. C2C has designed a Bio-basin that will take on all the water from the stone parking area which will be discharged through a dispersion trench along the eastern property line allowing the water to sheet flow to the little muddy creek as it once did. What this does is reduce the amount of water going to the original basin at the northwest corner of the property, bringing the existing basin back into compliance with the original design flow calculations that were previously approved prior to the development of the stone parking area.

Mr. James Balthaser commented that due to the increased impervious surface and the increased water flows discharging from the existing basin, he has lost at least an acre of farmable land.

Mr. Jeff Balthaser then spoke to the commissioners about how he had planted many trees before Stor 4 increased the impervious surface by converting the meadow to a stone parking area. These trees have now been destroyed because of the increase in flooding.

Being that this is a review of a Zoning Hearing Application and upon hearing all the comments from both sides, Mr. Zaborowski reminded the PC that they have several options, One, the PC can make a recommendation to approve the variance request, two, the PC can make a recommendation to approve with conditions, three, the PC can recommend denial or a denial with conditions if it were to be approved at the Zoning Hearing, and lastly not make a recommendation at all.

A motion was made by Mr. Weisman and seconded by Mr. Stuck stating that the Planning Commission shall provide no recommendation to the Zoning Hearing Board.

Prior to roll call, Mr. Ulrich commented that his vote would be to return the area to meadow and not exceed the 60% impervious coverage. Mr. Keating commented that if we make no recommendation the problem will not change. Why not take the advice of the qualified engineers who have designed the remedy and make the situation better. Mr. Reichert stated that the property is out of compliance and either way changes will have to be made. They either get the variance and make the changes proposed by C2C Design Group or deny the variance and the

applicant will have to return the property back to pre-existing condition (meadow) meeting the requirements of prior approvals.

Upon roll call, Ms. Ehrlich, Mr. Schannauer, Mr. Ulrich and Mr. Zaborowski voted no. Mr. Weisman, Mr. Stuck and Mr. Keating voted yes. MOTION FAILED.

A motion to recommend the Zoning Hearing Board deny the variance request was presented by Mr. Ulrich and seconded by Ms. Ehrlich. Upon roll call all members voted affirmatively MOTION CARRIED.

PENDING PLANS:

Stor 4 You – Extension of Time

A motion was made by Mr. Stuck and seconded by Mr. Ulrich recommending the Board of Supervisors approve the extension of time for Stor 4 You. Upon roll call, all members voted affirmatively. MOTION CARRIED.

PAWC Wyomissing High Gradient Tanks – Extension of Time

A motion was made by Mr. Ulrich and seconded by Mr. Stuck recommending the Board of Supervisors approve the extension of time for PAWC Wyomissing High Gradient Tanks project. Upon roll call all members voted affirmatively. MOTION CARRIED.

Discussions were held regarding the interview procedures for the three nominees for the open position on the Planning Commission. A decision was made that interviews will be held during the regular planning commission meeting on December 4, 2025, at 7:00 pm.

ADJOURNMENT: There being no further business, Chairperson Zaborowski adjourned the meeting at 8:48 p.m.



Ron Keating, Secretary