



TOWNSHIP OF SPRING PLANNING COMMISSION MEETING

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Meeting Minutes December 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, December 4, 2025, in the Public Meeting Room of the Township Administration Building. Upon the roll call, George Stuck, Barry Ulrich, Sarah Ehrlich, Leroy Schannauer and Ron Keating were present. Brad Weisman 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 individuals also attended the meeting, Chuck Frantz from C2C Design Group and Chris Stumpo representing the Reserve at Iroquois, Michael Evenson for the PAWC Tank Project, John Hoffert representing Juliana's Restaurant, Amy Hendrix and a representative from Bartush Signs for the sign at Reading Dermatology, Planning Commission applicants John Furrow, Kent Himelright and Stephen Skrocki.

Mr. Zaborowski asked if anyone present had business with the Commission that was not on the agenda to comment at this time. Finding no one, the meeting commenced.

There were no amendments to the agenda

MINUTES:

November 6, 2025: *A motion was made by Mr. Ulrich and seconded by Mr. Stuck to approve the minutes of November 6, 2025, Planning Commission Meeting. Upon roll call, all in attendance voted affirmatively. MOTION CARRIED*

NEW PLANS:

PAWC Wyomissing High Gradient Tank Project

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 existing tanks. The applicant has applied for and received special exception approval from the Zoning Hearing Board since a public utility facility located in the Rural Conservation (RC) District is a special exception. They have since submitted a request for a Single-Stage plan (preliminary/final) for the project and received approval on October 14, 2025, at the Board of Supervisor's meeting. The other requested waiver was the scale used on the plan drawing utilizing a different scale than that from the Ordinance requirement. This was also approved at the Board of Supervisor's meeting on October 14, 2025. There were also a few Stormwater Management waivers which were all granted on October 14th.

At this point the next step is to submit revised plans showing the waivers and the special exception approvals, enter into a Municipal Improvement Agreement with the Township,

execute a Stormwater Management O&M Agreement, submit the Post Construction Stormwater Management Plan to be Recorded and contribute to the Township's Stormwater Maintenance Fund.

Mr. Reichert stated that the plans are acceptable with the understanding that the remaining agreements must be completed. At this time the applicant requested conditional approval of the plans pending the unresolved items being addressed.

A Motion was made by Mr. Stuck and seconded by Mr. Keating, to recommend the Board of Supervisors approve the plans for the PAWC Tank project conditioned upon the items in the Engineering Review letter. Upon roll call all in attendance voted affirmatively. MOTION CARRIED.

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, a 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 sewage flows to the City of Reading, and the need for a Municipal Improvements Agreement. A stormwater agreement was not required because it was covered under the original land development plan.

Mr. Reichert mentioned the applicant is requesting a waiver from the preliminary plan submission procedure and the applicant would like to proceed with the final plan submission review procedure.

A Motion was made by Mr. Ulrich and seconded by Ms. Ehrlich to recommend the Board approve the preliminary plan procedure waiver. Upon roll call all members voted affirmatively. MOTION CARRIED.

The second part of the approval was working with the applicants for the reconstruction of the segment of Iroquois Avenue from Shillington Road (SR724) to Hillvale Avenue. A gas main was discovered to be buried too shallow and will need to be relocated. UGI will be relocating this main in the early spring and the developer, Metropolitan has agreed to final pave the road from curb to curb once this repair is completed. A written agreement for this work is required for the plan to be considered for approval. Mr. Becker mentioned that the agreement is very close, and a draft agreement has been submitted for review. The agreement that was originally drafted will need to be updated to include the new road construction and an updated estimated cost will need to be provided since costs have increased since the initial estimate. Financial Security will also need to be updated. Once all work is complete the Township would take ownership of the roadway and open it to the public.

Mr. Reichert asked Mr. Frantz or Mr. Stumpo from Metropolitan if they had anything to add to the conversation. Mr. Frantz requested Conditional Plan approval based on the December 2nd review letter, execution of the Municipal Improvements Agreement and updated cost estimate,

and an agreement with the City of Reading to accept the updated flow and the agreement for the roadwork.

Mr. Reichert stated the highlights of the approval were the

- December 2, 2025, letter notes of plan markup
- A new updated financial security
- New Municipal improvements agreement, that outlines the details of the new construction and all the standard items previously agreed upon
- Sewage Planning with the City of Reading, increased EDU's

A Motion was made by Mr. Stuck and seconded by Mr. Ulrich to recommend the Board of Supervisors approve conditionally the preliminary/final plan contingent upon the items listed in the Engineering review letter being completed. Upon roll call all members voted affirmatively. MOTION CARRIED.

Juliana's Restaurant – Revised Land Development Plans

Mr. Reichert reviewed the Township's history with the restaurant. The outdoor area was developed during the Covid Pandemic where state and local regulations were relaxed and temporary permits for these areas were issued. The permits were good for a year and after that the outdoor seating areas were to be removed. The restaurant did not comply and remove the outdoor seating area. In 2024 the Township of Spring Zoning Hearing Board issued a decision granting the applicant to allow outdoor seating for the restaurant in the 20' minimum side yard buffer requirements as long as all outstanding notices of codes violations involving off-street parking and stormwater controls were met; The Codes Department worked with the restaurant to update the fixtures to comply with codes and the Planning Department was working with the applicant was to obtain final approval of the Land Development plans updating all changes that had occurred on the property since the original Land Development plan was submitted. The Land Development plan was never submitted for final plan recording. Instead, an additional parking area developed instead of the agreed-upon plans for stormwater management and an increase in impervious surface was added to the stormwater problem. A final Land Development Plan was submitted a month ago which was missing the previously agreed stormwater section entirely. There was also a concern with the entrance to the restaurant, including pavement markings, which have not been completed. Mr. Stuck asked a question regarding a planter that appeared beside the restaurant entrance. It was added to the neighbor's property without the neighbor's permission.

Upon reviewing the plans with staff, sewage planning was mentioned and discovered it was never done for the property. The site has an on-site well. The Township bases sewage charges or number of EDU's based on water usage. Since this property uses well water, the Township usually does calculations based on restaurant seating and the number of customers per day and assigns an EDU based on that number. Currently the restaurant is only charged 1 EDU which is the equivalent of a residential home. The EDUs should be based on the restaurant capacity which calculates to 17 EDU's instead of just 1 EDU. A remedy the owner could use is to affix a Township approved water meter to the well to determine the water output and therefore base the sewer billing on the amount of water usage.

At this time Mr. Hoffert, representing the owner, spoke to the committee explaining the purpose of the Land Development submittal. Realizing there were deficiencies in several areas such as

the number of EDU's to be charged for sewer usage and the stormwater problem there are several items to be remedied. This submittal was to determine and address those issues.

Mr. Hoffert mentioned all items were do-able but the only problem is the extra parking area created with the owner, whether it be removing some macadam and digging a trench or another remedy.

Mr. Hoffert stated that the items on the plan that need attention will be addressed in depth and wanted to know of any concerns from the Commissioners to address while revising the plans in addition to Mr. Reichert's comments. A question from Mr. Stuck about the additional parking that is shown on the new submittal and recognizing that it was done without permission or proper permitting. Mr. Hoffert stated that yes, the owner did add the parking area and did what he wanted when he wanted, and now they are attempting to resolve this.

Mr. Schannauer asked how the stormwater is going to be dealt with. Currently the water on blacktop parking area runs to the drain at the bottom of the driveway, but due to the speed of the water, some over runs the drain and crosses Fritztown Rd. A remedy from the owner was to build a barrier of stone and paving to direct the stormwater onto Fritztown Rd to prevent flooding the neighbor's garage but this did nothing to alleviate the Fritztown Rd. problem.

Mr. Stuck asked what the plan is between now and when you get plan approval to control that stormwater. It would take at least 6 months and with the winter, and the work would end up creating a mess. Mr. Hoffert suggested the stormwater problem be addressed in the spring while Mr. Becker pointed out that this has been an on-going problem with the Owner. Mr. Becker fears that the owner will not agree to spend any money or time on a remedy so the message needs to be sent to the owner that he will need to address these violations since they are creating a health and safety problem. Following up with the EDU's, the stormwater issues, paving not done with a permit, Mr. Becker said it is time the Owner has to realize that is he has to do something, or the Township will act on the violations and shut the restaurant down.

ZONING APPLICATION :
3317 Penn Avenue Reading Dermatology

The project relates to an existing plaza located at 3317 Penn Avenue (SR 422). The applicant, Hendrix Real Estate, proposes to make use of an existing pylon sign that was previously determined to exceed the allowable sign coverage for the property.

The applicant has requested a variance from the Zoning Hearing Board for the signage to be installed for one of the tenants on the site. The requested relief is to receive an exception to the maximum sign area permitted of 2 square feet for each lineal foot of building frontage of the Ordinance.

Additionally, they are requesting relief from Section 324(B)(90)(r)(iii) which specifies that any Shopping Center **may have one (1) freestanding sign per street frontage greater than 300 feet in width.** The frontage along Penn Avenue does not exceed 300 feet, and the property already has one (1) other freestanding sign.

The original sign submission included an additional wall mounted sign measuring (60) sixty square feet that was installed on the rear of the building for the applicable tenant. **This sign permit was approved conditioned on the removal of the existing pylon structure and sign in question.**

The applicant later decided they did not want to remove the existing pylon sign and therefore must request a variance in order to be in compliance with the Zoning Ordinance.

At this time the applicant, Amy Hendrix, was invited to speak. Ms. Hendrix stated that Iron Roots Salon moved out and the existing Reading Dermatology grew and took over the space. The space added was a surgical suite located in the rear of the building. Ms. Hendrix stated that the purpose of the sign is to advocate patient convenience and safety. At this time Ms. Hendrix passed out a new rendering of the front of the building showing an improved landscaping layout. Mr. Stuck questioned a section of the larger sign if it had an LED display section and the representative from Bartush signs agreed it is an electronic sign which revolves advertising of all the tenants.

Mr. Zaborowski reminded the applicant that the Planning Commission is only a recommending body and can only offer a recommendation to the Zoning Hearing Board, and that their decision has no determination of the Zoning Hearing Board's ruling. The Commission can decide to recommend the variance to the zoning hearing board, decide not to recommend the variance to the zoning hearing board or make no recommendation at all to the Zoning Hearing Board.

Since no motion was presented for vote, the members agreed to leave the decision to the Zoning Hearing Board and make no recommendation at all.

PLANNING COMMISSION MEMBER POSITIONS

The remaining business was to determine term expirations and the vacant Planning Commission member position. Mr. Ulrich and Mr. Schannauer's term was set to expire in January of 2026. Both members expressed wanting to continue being members on the Planning Commission and serve another term. After expressing their desire to return for another term, the Commission voted.

A motion was made by Ms. Ehrlich and seconded by Mr. Keating granting the renewal of terms for Mr. Ulrich and Mr. Schannauer. All members voted affirmatively. MOTION CARRIED.

Member Position Interviews

Mr. Reichert noted that the three applicants were present and if an applicant was selected their recommendation would go before the Board of Supervisors at their next meeting. He also recommended that discussions with the applicants be held individually while the other two applicants wait outside of the meeting.

The applicants were then asked about themselves and questioned as to why they wanted to participate with the Planning Commission. All applicants were asked the same questions and gave very inciteful answers. One question proposed was whether they were not selected for this Planning Commission position, would they be interested in keeping their names available for

other board or committee openings in the future. All responded positively. Upon the completion of each interview the applicants were thanked for their time and dismissed.

The discussion between the Commission members commenced and it was agreed that all applicants were very well informed, and the Township was lucky to have such qualified applicants.

A Motion was made by Mr. Keating and seconded by Ms. Ehrlich recommending the Board of Supervisors appoint Kent Himmelright to the Township of Spring Planning Commission to fill Mr. Keating's open position. Upon roll call all members voted affirmatively. MOTION CARRIED.

The Planning Commission also made a recommendation that the Board retain the list of other applicants for future service.

ADJOURNMENT: There being no further business, Chairperson Zaborowski adjourned the meeting at 8:26 p.m.

, Secretary