



TOWNSHIP OF SPRING PLANNING COMMISSION MEETING

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

Meeting Minutes February 5, 2026

Chairman Jeremy Zaborowski called the regularly scheduled meeting of the Township of Spring Planning Commission to order at 7:00 p.m. on Thursday, February 5, 2026, in the Public Meeting Room of the Township Administration Building. Upon the roll call, George Stuck, Barry Ulrich, Sarah Ehrlich, Leroy Schannauer Kent Himmelright, and Brad Weisman 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, Mr. Michael Hartman and Mark Koch, Esquire for 7-Brew, Travis Martin, Director of Facilities Management for Columbia Cottage, and Ameer Farrell, Esquire, Nan Weisel and Shannon Heybach for Raising Cane's. Mr. Peter Spiszak Traffic Engineer for 7-Brew and Raising Cane's, Travis Odom (7-Brew), and Matt Robinson, (SJC) all attended remotely via TEAMS.

REORGANIZATION

Mr. Becker made Chairman Pro-Tem for the Reorganization process opened nominations for the position of Chairperson. A nomination was made to elect Jeremy Zaborowski as Chairman of the Planning Commission. There being no other nominations, the nominations were then closed, and a motion was made by Mr. Stuck and seconded by Mr. Weisman to accept the nomination. All in attendance voted in favor. Mr. Zaborowski is the 2026 Planning Commission Chairperson. The meeting was turned over to Mr. Zaborowski for election of the Vice Chair and Secretary Positions. A nomination was made to elect Sarah Ehrlich as Vice Chairperson and Barry Ulrich as Secretary. All in attendance voted affirmatively. **MOTION CARRIED**

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:

December 4, 2025: *A motion was made by Mr. Stuck and seconded by Mr. Ulrich to approve the minutes of the December 4, 2025, Planning Commission Meeting. Upon roll call, Mr. Weisman abstained with all other members in attendance voting affirmatively.* **MOTION CARRIED**

PRD APPLICATION:

Raising Cane's – 2700 Paper Mill Road

The applicant started by introducing their team of Ameer Farrell, Esquire from Kaplan Stewart, Shannon Heybach-Park their civil engineer and Nan Weisel both representing Raising Cane's.

This plan was previously submitted as a sketch plan and is now being submitted as a revision to the Tentative Plan for the Spring Ridge PRD.

The proposed project is the construction of 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 subject property is located within the boundaries of the Spring Ridge PRD (Planned Residential Development) zoning area and is consequently subject to the provisions of the PRD Ordinance. The procedure of submission of a tentative plan in a PRD is slightly different than a normal final land development plan submittal. The tentative plan previously submitted by the first applicant (7-Brew) has cleared many of the obstacles of the PRD allowed Raising Cane's to move ahead with the process. The Planning Commission will get a chance to make a recommendation and then the Board of Supervisors will hold a Tentative Plan PRD Hearing. If the plan and all provisions pass then a final plan can be submitted and if all criteria are met, then this final plan will be recorded.

The applicant has submitted an application to revise the Tentative Plan of the PRD for a Raising Cane's, which lays out the previous conditions that were put in place for 7-Brew and how those conditions will affect Cane's intended use. The applicant has determined that the use will require amendments to the Tentative Plan. One example of an amendment was when 7-Brew applied, a restaurant was not a permitted use in the PRD. They requested to amend the Tentative Plan to allow a fast-food establishment with a drive-thru facility and received approval making it possible for a Raising Cane's. Another example is Kohl's Department Store has a set hour of operations. 7-Brew had to apply for an amendment to change the operating hours to suit their opening hours.

Raising Cane's needs to change the operating hours from the previous PRD amendment to 10:00 am to 3:30 am. This is an example of items which need to be resolved with the PRD before the tentative plan can be moved to a final plan. After the Planning Commission Meeting, the Engineering staff and Mr. Becker intend on engaging with representatives of Raising Cane's to review the plan and finalize a list of amendments that need to be requested in their application.

Mr. Becker mentioned the PRD has been around for several years in the state of PA. The initial PRD worked for several years, but over the years the demand for the PRD has waned and it is impossible to absolve a PRD once in place. That is why the number of waivers and changes will need to be requested to allow commercial businesses to exist in this space. Working with a PRD takes a lot of steps and complications that need to be addressed for the application to proceed to a public meeting.

The sewer concerns are being addressed; and parking has been calculated to accommodate the location. Signage is a concern which the applicant will need to work on to meet the total size requirements or our Ordinance since Raising Cane's has a such a large signage footprint. One consideration that was discussed is the fact that some of the signs for Raising Canes are painted

on the building and not brightly illuminated stand-alone signs. The other major concern is the “honeymoon” period and addressing traffic and traffic stacking.

Ms. Farrell spoke about how Cane’s anticipates meeting all the requirements of the Township. They are very comfortable to be able to accommodate any problems or issues that may need to be resolved. The fact that there is no direct contact with Paper Mill Road will alleviate some of the Township’s concerns.

ZONING REQUEST:

Columbia Cottage – Variance Request

Ms. Bensinger presented a Variance Request by Columbia Cottage. The subject property is a senior care facility located on the North side of State Hill Road surrounded by the Rosemont Development and located across from the Township yard waste site and wastewater treatment plant.

The property received Conditional Use approval on September 9, 1996, and Final Planning approval November 25, 1996, and was developed under the PO/B Zoning standards in place at that time.

The applicant Horst Senior Care applied to the Zoning Officer for a shed permit in July of 2025 for the purpose of storing furniture, HVAC units, plumbing fixtures, and landscaping tools. These items are currently being stored off site.

The application shows the proposed cottage style 12ft x 20ft vinyl sided shed to be located to the rear of the facility on a pre-existing concrete pad. The application shows the proposed shed to be set back 24 feet from the rear lot line. The shed application was denied for not meeting the required setbacks.

The applicant has applied to the Zoning Hearing Board seeking relief from Section 318(G) the required rear yard setback of the PO/B District. However, after further review, it appears that the applicant will need to revise the application to include Section 324(B)(33)(c) and Section 324(B)(33)(d).

In 2007 the Township amended the Zoning Ordinance which removed Convalescent / Nursing Home as a permitted use in the PO/B Zoning District. The Zoning amendment also created performance standards for Convalescent / Nursing homes under Section 324 that did not previously exist. The amendments of 2007 made Columbia Cottage (Horst Senior Care) legally nonconforming.

Compliance and Performance Standards for Convalescent / Nursing Home states that all structures shall be located a minimum of 75 feet from the property lines of the parcel. Sheds fall under the definition of “Structure” and are required to meet this setback requirement. The proposed shed will only be 24 feet set back from the rear property line. If this performance standard did not exist,

the shed would still have needed relief from the 30ft rear yard requirement of the PO/B district. It should be noted that there is no location on the property where the applicant could place the proposed shed and meet the 75 ft setback requirement. The existing facility itself has only a 50ft setback from the front and rear lot lines, 20ft from one side and 83ft from the other side lot line. The property is already not to the Township's code requirements.

Mr. Travis Martin, Director of Facilities Management for Columbia Cottage, spoke to the members regarding the fact that the concrete pad is already there, which would not add to the impervious coverage. The hardship of the request is that there is no other area where the shed could be placed and conform with the Township Zoning Ordinance.

*A Motion was made by Mr. Stuck and seconded by Mr. Ulrich to recommend the Zoning Hearing Board approve the variance request. Upon roll call all members voted affirmatively. **MOTION CARRIED.***

7 Brew Drive-thru Coffee

Mr. Reichert presented the placement of a 7 Brew Drive-thru Coffee Shop within the Broadcast District Mixed-Use development at the intersection of Paper Mill Road and Broadcasting Roads. The building was previously intended as a Star-Bucks style facility. The change to a 7-Brew facility will require changes to the layout of the recorded plans.

The Zoning Ordinance does not list "coffee shop" as permitted use in any District. Accordingly, under the provisions of the Zoning Ordinance, the proposed drive-through coffee shop would be considered a fast-food restaurant, which is a Conditional Use within a Mixed-Use Development, requiring approval from the Board of Supervisors (BOS). In addition, the proposal includes proposed drive-through facilities, requiring Special Exception approval from the Zoning Hearing Board. The applicant, Wyomissing Retail Broadcast, LLC, has officially requested both approvals.

Mr. Mark Koch mentioned that the original layout had a single drive-through lane around the proposed coffee shop, while the current plan proposes two (2) drive-through lanes and a bypass lane.

The previous layout for buildings 600 and 700 had two (2) points of ingress and egress from the adjoining access drive. The revised layout would add a separate exit for the proposed bypass lane.

The current layout includes a bypass lane, and a queuing assessment was prepared by TPD and reviewed by Kraft Municipal Group.

Mr. Becker mentioned that all members of 7-Brew, SJC the parent company, and Mr. Michael Hartman have been very accommodating and willing to work with the Township.

Some concerns are Issues pertaining to the establishment’s promotional days such as “Swag Day” where customers receive free merchandise with the purchase of a large drink and the traffic management.

Another concern is how the lighting may affect the surrounding area and properties.

The Township would like an As-Built plan to be submitted showing all revisions and deviations from the recorded plans. There should be an official document that incorporates all the changes.

Mr. Travis Odum mentioned Swag Day and how traffic management would be conducted. Swag Day only occurs 1 day, the first Saturday after opening. Mr. Becker mentioned that the Township wants notice of Swag Day so they have emergency personnel available to keep the public safe and manage any problems or emergencies that could present.

Mr. Zaborowski questioned if the label of “fast food” would detract from the perception of the status of the overall Broadcast District development. He asked if the use of a fast-food label would cause problems for the developer with other tenants, but he was guaranteed there would be no problem with 7-Brew. The restaurant would compliment the other businesses since it is only a coffee shop.

Mr. Reichert reviewed with the Planning Commission potential items to be listed as Conditions of Approval by the Board of Supervisors.

*A Motion was made by Mr. Ulrich and seconded by Mr. Stuck to recommend the Board of Supervisors approve the Conditional Use Application with the exception of Conditions 3a through c, and number 9 of the review letter dated February 4, 2026, until a meeting with the applicant can clarify answers to the questions posed by those numbers. Upon roll call all members voted affirmatively. **MOTION CARRIED.***

*A motion was made by Mr. Stuck and seconded by Ms. Ehrlich recommending the Zoning Hearing Board approve the request for Special Exception . Upon roll call all members voted affirmatively. **MOTION CARRIED.***

Agricultural Security Area Application

Mr. Conrad Shepard of 417 Herington Drive has applied for an Ag Security Application. Agricultural Security is a voluntary, municipal-level program designed to protect farmland from non-agricultural development and promote long-term farming. Landowners with at least 250 acres (or 10 acres+ for specific cases) can petition for, and receive, protection from nuisance lawsuits, restricted local ordinances, and limited government condemnation. In the case of this application, the acreage is present, the land meets the soil levels required. This applicant is petitioning for his property to be placed into Ag Security.

The Planning Commission recommends that the Board of Supervisors accept the application which starts the clock for the 6-month action requirement.

*A motion was made by Mr. Weisman and seconded by Mr. Stuck to recommend the Board accept the application. Upon roll call all members voted affirmatively except Mr. Ulrich who voted not to accept the application. The majority of votes were affirmative. **MOTION CARRIED.***

EXTENSION OF TIME REQUESTS:

Juliana's Revised Final Plans

Juliana's submitted to the Township a request for an extension of time in which to consider the revised final plans for the Juliana's Restaurant at 776 Fritztown Rd. The new date in which to consider the plans would be May 20, 2026.

*A motion was made by Mr. Stuck and seconded by Mr. Weisman to recommend the Board of Supervisors approve the Extension of Time for Juliana's Restaurant. Upon roll call all members voted affirmatively. **MOTION CARRIED.***

Store 4 U Final Plans

The owner of Store 4 U submitted a request for an extension of time in which to consider the plans for the Store 4 U project at 535 Mohns Hill Rd. The new date in which to consider the plans will be May 12, 2026. *A motion was made by Ms. Ehrlich and seconded by Mr. Ulrich to recommend the Board of Supervisors approve the Extension of Time. Upon roll call all members voted affirmatively. **MOTION CARRIED.***

ADJOURNMENT: There being no further business, Chairperson Zaborowski adjourned the meeting at 9:00 p.m.

Mr. Barry Ulrich, Secretary