



TOWNSHIP OF SPRING PLANNING COMMISSION MEETING

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Meeting Minutes March 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, March 5, 2026, in the Public Meeting Room of the Township Administration Building. Upon the roll call, George Stuck, Barry Ulrich, Sarah Ehrlich, Leroy Schannauer and Kent Himelright, 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, Austin Hoffert representing the West Lawn Quoting Association and Casey Kerschner. Brielle Brown, Shannon Heybach-Park and Emily Pensabene for Raising Cane's all attended remotely via TEAMS.

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 agenda amendments.

MINUTES:

February 5, 2026: *A motion was made by Mr. Ulrich and seconded by Ms. Ehrlich to approve the minutes of February 5, 2026, Planning Commission Meeting. Upon roll call, all members in attendance voted affirmatively. MOTION CARRIED*

NEW PLANS:

West Lawn Quoting Association

The Township has received a sketch plan from the West Lawn Quoting Association regarding a parcel located east of the existing social club. The subject parcel is an existing residential lot along Noble Street which is separated from the social club by an alley.

The applicant proposes to use the existing residential property for Off-Street Parking, for use by the adjacent Quoting Association. The Quoting Association by zoning definition, is a Tavern / Bar use. The project is located within the Urban Zoning District, where the principal use Tavern/Bar, is not a use permitted by right, special exception or conditional use but is considered a preexisting non-conformity. Since the subject property's proposed use, Off-Street Parking, is

Not Located on the Same Lot as the Permitted Principal Use, it requires Conditional Use approval from the Board of Supervisors.

Additional considerations for approval of the property as an off-street parking lot are:

1. Since the lot will support a commercial property (Quoiting Association), it requires a High Intensity Screen or Fence along boundaries adjacent to residential lots.
2. The proposal provides an additional 21 spaces including 1 ADA compliant space.
3. An ADA accessible route must be provided to the entrance of the space.
4. Proposed parking areas designed for use by six (6) or more cars after dusk shall be adequately illuminated.
5. A clear entrance and exit must be provided and cannot rely on the alley between the buildings due to the width of the alley.

Mr. Hoffert mentioned the reason for using the alley as access was to limit the amount of community parking interruptions along Noble street.

6. One (1) deciduous tree of minimum caliper of one and one-half (1-1/2) inches shall be required for every eighteen (18) required off-street parking spaces.

Mr. Hoffert commented that he did add a tree to the sketch plan which will be reviewed in depth upon plan submittal

7. Preliminary/Final Land development will be required.
8. Due to the increased impervious coverage, a submission of a drainage plan and analysis is needed.

Mr. Zaborowski questioned the layout of the plan as east/west instead of north/south. Mr. Hoffert commented that the client was pleased with the current submitted layout and another layout had not been considered. Since this is a sketch plan changes could be incorporated as needed.

The idea was generally favorable to all commission members and could proceed to the next step, the submittal of an application and Preliminary/Final plan for review along with the application fee.

Raising Cane's – 2700 Paper Mill Road

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 number of steps in a PRD submittal 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 which has allowed Raising Cane's to move ahead with the process. The Board of Supervisors will get a chance to make recommendations or

set conditions at the 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. Currently, the hearing is scheduled with the Board of Supervisors on March 23, 2026.

There are two components that will need to be satisfied, one the PRD Amendment and the other amendments.

There are several waivers which need to be resolved concerning the PRD requirements.

1. Restaurant Use - to serve the General Public not just the PRD.
2. Parking - to permit 380 parking spaces where 466 spaces are required.
3. Parking Aisles - to permit a portion of the parking lot/drive aisles to be up to 5.1 feet from the building where a minimum of 15 feet is required.
4. Loading – to permit the proposed site plan without a dedicated loading space.
5. Signage – Size and other regulations.
6. The distance of the sign from the ground. A PRD requires a minimum of 3 feet of clear space whereas Raising Cane’s sign is mounted directly on the ground.

Modifications of prior conditions included in the 2011 decision:

- the amendment of the operating hours of 9:30 AM to 3:30 AM 7 days a week.
- The reduction of the parking spaces by 86 spaces
- Permitting a drive-thru restaurant with dual drive-thru lanes and indoor and outdoor seating.

The applicant requests granting these waivers and modifications to improve the overall quality of the development and commercial services available to the public. The waivers and modifications will allow the Applicant to make reasonable use of the property

There are specific conditions for Raising Cane’s.

1. All prior amendments to the tentative plan that were granted after the 2011 Decision approving the One Meridian Phase II Plan, aka “Kohls Final Plan” (i.e. Aldi’s Tentative Plan Amendment and 7 Brew Tentative Plan Amendment) have been withdrawn and are null and void and of no further force and/or effect. The effect is voiding out Aldi and 7-Brew approvals and just looking at the 2011 Kohls Final plan in terms of Raising Cane’s. This is setting our base and where we are starting.
2. Traffic, if it became overwhelming there is a condition that states the Township can review traffic flow in a few months and reassess and close until there is an alternative way to deal with excessive traffic if it should become necessary.
The applicant would like to revisit this condition of closure of the access point.
3. No deliveries shall be made during operating hours. Raising Cane’s has parameters in place to redirect deliveries if the delivery is late and going to interfere with operating hours. The applicant has requested more flexibility in delivery schedules for emergencies. While loading and unloading they will be using a section of parking and

- the Township's main concern is customer safety during these special circumstances.
4. The signage package must be approved before any change in the signage package could occur.
 5. The Applicant shall provide and obtain from the Township approval of a sewage transmission plan/design for the proposed use and Applicant shall purchase the required sewage transmission and treatment capacity from the Township and the City of Reading.
 6. There shall be a blanket easement over, across and under the property to provide all access to utilities for the Township. The applicant has requested a 30-foot-wide utility easement instead of a blanket easement. Final easements would be submitted with an As-Built plan once utilities are confirmed.
 7. The entity responsible for utility extensions shall be noted on the plans and an agreement will be created to document the party responsible.
 8. The applicant shall provide the Township with a stormwater management agreement prior to final plan approval.
 9. Raising Cane's will need to respond to the traffic letter drafted by Kraft Engineering and provide all requested information.
 10. The Applicant shall list all conditions set forth herein on the Final Plan.
 11. The solicitor's office has a number of typical procedural conditions they recommend imposing in addition to the ones above.

Mr. Zaborowski stated that this is the only time the Planning Commission will get to see and weigh in on these conditions, waivers and amendments prior to the Board of Supervisors meeting and if the PC wanted to make recommendations this would be the time to do so. It was decided to add all the items together and vote on the items with one motion. Since there were no questions or inquiries on the waivers and modifications as presented by the staff the motion would include all parts of the package.

A motion was made by Mr. Ulrich and seconded by Mr. Stuck to approve the waivers, modifications and conditions as listed, subject to any future changes made by the Township in any agreements. All in attendance voted affirmatively. MOTION CARRIED.

Reserve at Iroquois

Mr. Reichert requested authorization from the Planning Commission for staff to commence work on the Component 4A Sewer submittal on behalf of the Planning Commission which is necessary to proceed with the plan.

A motion was made by Mr. Ulrich and seconded by Mr. Stuck to allow staff to work on the Sewer Component 4A. All present voted affirmatively. MOTION CARRIED.

PENDING PLANS

A question was raised by Mr. Ulrich regarding progress of the pending plans. Mr. Reichert explained that the pending plans were moving along.

Store-4-U

Store-4-You variance was denied by the Zoning Hearing Board and they must revisit their plans to come into compliance with Township regulations regarding impervious surfaces. Mr. Schannauer questioned if the issue of the fire cistern had been resolved. Mr. Reichert responded affirmatively and said the new system was in place and operational.

A resident, Mr. Casey Kerschner, questioned whether the issue of light glare had been addressed by Stor-4-You. Currently, he is still experiencing light glare coming into his rear window. Mr. Reichert stated Stor-4-You mentioned they had changed the lighting by reducing the lights or redirecting them. Mr. Kerschner requested the members drive by in the evening to see first hand how the light is still affecting the rear of this property. It was agreed that this would be accomplished before the leaves begin to sprout on the trees.

Shillington Road Lots

The applicant for the Shillington Road Lots is currently working on the preliminary plan submittal and is expected to submit to the Township in the near future.

Juliana's Now Giuliana's

Regarding Juliana's since no further submittal has been received, it was mentioned that a sewage meeting was scheduled for the coming week to address past due invoices. Juliana's would probably be addressed at that time resulting in some action.

A Planning Commission member questioned the deadline for Juliana's response. They would like to see some enforcement action before the deadline because these issues have been ongoing for too long. It was agreed the Township has been more than lenient with this business and all has been documented. A grease trap has been installed without permit approval and there is no way to know if the trap was constructed according to Township regulations. Mr. Becker stated that previously Juliana's has done nothing to resolve their problem or only the bare minimum of what they were required to do. Once they receive a warning, they begin to fix the problem and then stop. A Planning Commission member stated they would like to see the business closed until all violations are fixed. There have been several issues that continue to occur such as, instead of constructing a stormwater management feature, they created more parking and impervious surfaces, which have not addressed the stormwater runoff problems, but only made them worse. At this time there are no health/safety violations and because of this, the restaurant cannot be shut down.

ADJOURNMENT: There being no further business, Chairperson Zaborowski adjourned the meeting at 7:20 p.m.


Mr. Barry Ulrich, Secretary