

**TOWNSHIP OF CUMRU PLANNING COMMISSION**  
**REGULAR MEETING      JANUARY 15, 2026**

The regular meeting of the Cumru Township Planning Commission was called to order at 6:00 p.m. by Chairman Allen Gibson. Other members in attendance were Barb Dietrich, Richard Keffer, and Bev Leonti. Others in attendance were Solicitor Kelsey Frankowski, Steve Hoffman of Great Valley Consultants, and Secretary Patricia A. Wylezik-Pfeiffer. Member Keith Zielaskowski was excused with prior notification. Member Jesse Morey, Alternates Clancy Herr and Thomas Wolesslagle were absent.

Pledge to the Flag.

**NOTICE:**

Public comment will be accepted in person. Please include your first name, last name and address for all comments. Any comments without a name or address will not be considered. To accommodate as many people as possible, we request that each person's comments be limited to 3 minutes. The meeting comment period is limited to a total of 60 minutes. This time period may be extended at the discretion of the Planning Commission. While public comments will be given due consideration, immediate responses will be done at the discretion of the Planning Commission.

**ORGANIZATION**

The meeting was turned over to Atty. Frankowski for organization of the Planning Commission.

Mrs. Leonti nominated Barb Dietrich for the chairperson position.

**ON MOTION OF MR. GIBSON, SECOND OF MRS. LEONTI, A UNANIMOUS VOTE TO APPOINT BARB DIETRICH AS CHAIRPERSON OF THE PLANNING COMMISSION.**

Ms. Dietrich nominated Bev Leonti for the vice-chairperson position.

**ON MOTION OF MS. DIETRICH, SECOND OF MR. KEFFER, A UNANIMOUS VOTE TO APPOINT BEV LEONTI AS VICE-CHAIRPERSON OF THE PLANNING COMMISSION.**

Atty. Frankowski handed the meeting over to Chairperson Dietrich.

**PUBLIC**

Attendance: Greg Leonti, Mary Jo Gibson, Brian Focht of C2C Design Group, Ben Fisher, and Shanica Young.

A.) Shanica Young, a resident of Welsh Rd., voiced her concerns about the ongoing construction of a poultry barn on her neighbor's property at 2939 Welsh Rd. She stated that she believed that the record is inconsistent and needs to be reconciled. She is concerned that a second barn was shown on the one plan but was not documented going forward.

Mr. Hoffman clarified that a waiver of land development was approved with the condition that if/when a second building is constructed that formal planning would be required at that time.

Atty. Frankowski explained that the second structure was possible future development.

Mr. Hoffman explained that a second barn was shown to abide by setbacks as needed for future construction. The owner had been advised that it would be better to adhere to any set back restrictions for an intensive agricultural use from the beginning.

Ms. Young expressed concern about the wetlands and possible streambank erosion.

Ms. Dietrich reminded Ms. Young that many agencies would have oversight of this project.

### **APPROVE MINUTES**

The minutes from the December 1, 2025, will be on the agenda for approval in February.

### **PLANS**

#### **2022- 06 MORGANTOWN COMMERCE PARK (NORTHPOINT)**

##### **EXPIRATION DATE – BY STIPULATION**

(Preliminary/Final Plan) Owners: Route 10 Realty, LLC/NorthPoint Development, LLC;  
Agent: Schlouch, Inc., Michael Hartman; Location: Morgantown Road and Freemansville  
Road; plan no. 21403110; Proposal summary: Construction of a large warehouse.

*This plan is listed for tracking purposes and will not be discussed at this meeting.*

#### **2025-07 340 OLD LANCASTER PIKE**

##### **EXPIRATION DATE 6/30/26**

(Preliminary/Final) Owner: Wyomissing Real Estate One LLC; Agent: C2C Design Group, Larry Grybosky, P.E.; Location: 340 Old Lancaster Pike; Parcel ID# 39439505280887; Project # WCO-CMU-01; Proposal Summary: Construction of a two-story 48 x 100 ft. commercial building to accommodate a retail business on a vacant 0.61 acre lot. ZHB relief was verbally granted on July 22, 2025.

- a) Revised Preliminary/Final plans submitted by C2C, dated 12/15/25
- b) Extension of Time given until 6/30/26, dated 12/03/25
- c) BCCD E&S Plan Approval, dated 12/31/25
- d) GVC 3<sup>rd</sup> Review Letter, dated 1/14/26
- e) Atlas Sewer 2<sup>nd</sup> Review letter, dated 1/15/26

Brian Focht of C2C Design Group was present to represent the current plan. He stated that revisions were made to the revised plan to address concerns from the previous meeting. The Fire Department concerns were addressed. The road was widened in front of the building. The hydrant was moved accordingly.

Mr. Hoffman supported conditional approval of the plan

Mrs. Leonti asked about parking and the use of “No Parking” signs. These are not shown on the current plan. Mr. Focht said that it would add the “No Parking” signs to the plan.

**ON MOTION OF MR. KEFFER, SECOND OF MS. DIETRICH, A UNANIMOUS VOTE TO RECOMMEND THAT THE BOARD OF COMMISSIONERS APPROVE THE 2025-07 340 OLD LANCASTER PIKE PLAN CONDITIONED ON ADDING NO PARKING SIGNS TO THE REVISED PLAN, RESOLVING ANY ISSUES AS STATED IN THE**

**GVC 3<sup>RD</sup> REVIEW LETTER DATED 1/14/26 AND THE ATLAS SEWER 2<sup>ND</sup> REVIEW LETTER DATED 1/15/26, OBTAINING SIGNATURES, AND PAYMENT OF ALL FEES.**

Mrs. Wylezik-Pfeiffer confirmed that Mr. Focht wanted this on the Board of Commissioners agenda for the meeting on 1/20/26.

**CORRESPONDENCE**

A.) Cumru Township monthly meeting schedules - advertised in the Reading Eagle 1/09/26

**OTHER BUSINESS**

A.) Economic Development Steering Committee - update

1) Final report was presented on 1/13/2026 at 6:00 p.m. at 1775 Welsh Rd.

B.) Current vacancies – 1 permanent member and 1 alternate member

C.) Notification – 1853 Old Lancaster Pike

1) Referred to the Berks County Blighted Property Review Committee

2) Request from the Berks County Blighted Property Review Committee for PC to certify property as blighted; recommendation as to appropriate reuse of property; and confirmation as to whether or not disposition of the property would be in accordance with the Comprehensive Plan for Cumru Township.

3) Berks County Blighted Properties Committee is scheduled for 1/21/26

Atty. Frankowski explained that this property had been referred to the Berks County Blighted Committee. The committee went through the process to allow the property owners to address the issues. The property is still vacant.

There was discussion that the best and proper use of the property was residential.

Atty. Frankowski offered to approve a letter to be sent to the Blighted Property as requested.

**ON MOTION OF MRS. LEONTI, SECOND OF MS. DIETRICH, A UNANIMOUS VOTE TO CERTIFY THE PROPERTY AT 1853 OLD LANCASTER PIKE AS BLIGHTED AND CONFIRM THE APPROPRIATE REUSE OF THE PROPERTY TO BE RESIDENTIAL.**

**REMINDERS**

A.) Zoning Hearing Board Meeting – 1/27/2026 at 6:00 p.m.

It was explained that the ZHB applications will appear on the agenda in case the Planning Commission would like to recommend to the Board of Commissioners that an action should be taken in reference to any of the applications.

App #836 – 215 Montrose Blvd. – Seeking a variance from Section 406 to allow a residential dwelling located in the HR- High Density Residential District to be used as

business/professional office space for a long-standing, non-conforming commercial use located at 217 Montrose Blvd.

The Planning Commission did not have any concerns about this application.

App #837 – 205 Church Rd. – Seeking a modification of a 2020 written decision to permit 2 additional residents to reside at the group home permitted at the property located in the MR- Medium Density Residential District.

Ms. Dietrich abstained from any comment.

The Planning Commission did not have any concerns about this application.

B.) Planning Commission – 2/02/26 at 6:00 p.m.

Mr. Keffer asked if there was an update on the Rt.10 warehouse. There was no update to report. It is still in litigation. All proceedings are stayed until the litigation is complete.

There was discussion about whether the plans had changed. Atty. Frankowski stated that no plans have been submitted.

### ADJOURNMENT

**ON MOTION OF MRS. LEONTI, SECOND OF MR. KEFFER, A UNANIMOUS VOTE  
TO ADJOURN THE MEETING AT 6:33 P.M.**

Respectfully submitted,



Patricia A. Wylezik-Pfeiffer  
Secretary