

**TOWNSHIP OF CUMRU PLANNING COMMISSION
REGULAR MEETING FEBRUARY 2, 2026**

The regular meeting of the Cumru Township Planning Commission was called to order at 6:00 p.m. by Chairperson Barb Dietrich. Other members in attendance were Vice-chairperson Bev Leonti, Richard Keffer and Joe Roland. Others in attendance were Solicitor Kelsey Frankowski, Steve Hoffman of Great Valley Consultants, and Secretary Patricia A. Wylezik-Pfeiffer. Member Keith Zielaskowski arrived at 6:02 p.m. Member Bruce Badgley was excused with prior notification. Alternates Clancy Herr and Thomas Woleslagle were absent. Allen Gibson had resigned.

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.

PUBLIC

Attendance: Greg Leonti, and Kathy Roland.

APPROVE MINUTES

**ON MOTION OF MRS. LEONTI, SECOND OF MR. KEFFER, A UNANIMOUS VOTE
TO APPROVE THE DECEMBER 1, 2025, MINUTES AS PRESENTED.**

Due to a lack of a quorum resulting from changes in membership, the minutes from January 15, 2026, will serve as meeting minutes of record for archival purposes.

CORRESPONDENCE

A.) Berks County Blighted Property Review Committee- Official notice of blight to 303 Summit Avenue, dated 1/20/26

OTHER BUSINESS

A.) Discussion of importance and use of the Zoning Ordinance, Subdivision and Land Development Ordinance (SALDO) and Municipal Planning Code (MPC) in municipal planning.
This item will be tabled until all the new members are in attendance.

B.) Proposed Changes to the Cumru Township Zoning Ordinance and Zoning Map - discussion
1) Data Centers –

- a) Proposed Overlay District Boundary
- b) Data Center Final Draft
- c) Data Center Ordinance Lower Saucon – for comparison

Mr. Hoffman stated that several sample ordinances were sent to him for review.

Mrs. Leonti questioned the requirement for 70 acres in the Cumru Township draft versus the 10 acres required in the Lower Saucon Data Center Ordinance. Mr. Hoffman agreed that the 70 acres could be problematic and this might need to be dialed back.

Mrs. Leonti asked about using the proposed locations of the landfill and the old Titus Station for Data Centers. Mr. Hoffman discussed recommissioning the land for Data Centers. He stated that it was possible and not inconceivable to use the “gas” from the landfill to run a Data Center.

Mr. Keffer stated that even small computers give off heat. Humidity would also need to be controlled. A backup system would require a great deal of energy.

Mr. Keffer voiced concerns from a fire perspective. Static electricity could be a concern. The electronic components are a fire hazard and produce harmful fumes. Halon used for fire suppression removes all the oxygen and is very dangerous.

Mr. Hoffman wanted to make sure that everyone was looking at the same map for the discussion. He said that it is a legal use so it must be allowed.

Atty. Frankowski explained that the idea is to set up regulations so Data Centers would be addressed for safety in areas that make the most sense.

Mr. Hoffman explained that any plans submitted now would be addressed using the regulations for the GI-General Industrial district. The purpose of the overlay district is to address Data Centers specifically.

There was a recommendation to make sure that the Fire Chief is involved to address the fire concerns.

Atty. Frankowski suggested that the Planning Commission start a list of recommendations for the Board of Commissioners.

There was discussion about whether or not the SR10 area currently in litigation should be included in the overlay district. It could be problematic to include this area because there was a stay on all proceedings until the litigation is complete. Atty. Frankowski stated that if all the parties agreed it might not be a problem.

There was a discussion about removing the traffic light at SR10 and Freemansville Rd. Both of these are PennDOT roads. The Planning Commission is not in a position to address this item at this time.

- 2) Traditional Neighborhood Development (TND) -
 - a) Revised TND Zoning – with comments and responses
 - b) Zoning Packet for TND – mapping
 - c) TND comments from Twp. Engineer

Atty. Frankowski explained that the TND Ordinance is in the infancy stage. There are a lot of comments on the draft. She recommended that the Planning Commission should read the draft very carefully. Revisions could be sent to the Planning Commission as they become available.

Mr. Hoffman wants to mitigate any ambiguity in order to avoid conflicts in the future. He hopes to have a better understanding for the next meeting.

Mrs. Leonti thanked Mr. Hoffman for his efforts and comments. She stated that she thought that 40-60 ft. was high for buildings.

Atty. Frankowski stated that areas with prior plans would be grandfathered.

Mr. Hoffman asked if the reference was to the sketch plan for proposed apartments along Valley Stream Rd. A formal plan was never submitted.

Mr. Hoffman stated that he wasn't sure how conflicts would be addressed. He believes that the draft needs more work.

Mr. Keffer stated that he thought that the mixed-use zoning was a good idea. Mr. Hoffman agreed that mixed-use would be a good idea but it must be decided where it should be located.

There was discussion about the Lancaster Pike area.

Mr. Hoffman said that part is in a flood plain and there is a small stream.

Ms. Dietrich expressed concern about insufficient water and water pressure in the area. She gave an example of a recent fire where water was not available.

Mr. Keffer agreed that there needs to be a discussion with Shillington Water and Western Berks about upgrading the water infrastructure.

Mr. Hoffman recommended that the planning Commission look at both areas that are being proposed for TND overlays.

REMINDERS

A.) Zoning Hearing Board Meeting – 2/24/2026 at 6:00 p.m.

Atty. Frankowski explained that the ZHB applications are appearing on the Planning Commission agendas in case the Planning Commission wants to make a recommendation.

App #837 – Continuance – PCS Mental Health, LLC. - 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. (possible addition of a variance from parking requirements)

App #838 – ProBerco (Prospectus Associates, Inc.) – 602 Harding Ave. – Seeking a Special Exception to operate a group home for 2 adults with developmental disabilities. The residential dwelling is located in the HR- High Density Residential District. The Zoning Officer had previously denied the zoning permit application.

App #839 – Brubaker -1622 Wyomissing Rd – Seeking variances from Sections 402.D, 832.1.B & C, and 1004.R. Seeking a Special Exception under Section 402.C.13 to allow a private dog kennel on the property. The parcel is split between Cumru Township(78%) and Brecknock Township(22%). It is taxed in Cumru Township. The owners have received approval from Brecknock Township. There are 2 parcels for a total of 11.07 acres located in the AG- Agricultural District.

Mr. Roland asked if the kennel already existed. The answer is that it does exist.

Atty. Frankowski read the application. The owners are seeking dimensional relief and a Special Exception for the use. The owners received zoning relief from Brecknock Township.

There was concern about the location of the buildings since the included map was only hand drawn and not a surveyed map.

Mr. Roland asked if the neighbors can complain. Atty. Frankowski stated that the neighbors can take part in the ZHB. Mrs. Wylezik-Pfeiffer explained that all the property owners within 500

ft. of the property will be mailed a notice that the ZHB application will be heard which states the date and time of the ZHB.

Mr. Hoffman said that the same conditions should apply in Cumru Township as in Brecknock Township. Ms. Dietrich thought that Cumru Township seemed more strict with limiting the number of dogs allowed to 10.

The Planning Commission did not make any recommendation for any of the ZHB applications listed above.

B.) Board of Commissioners Meeting – 2/17/26 at 7:00 p.m.

C.) Planning Commission Meeting – 3/02/26 at 6:00 p.m.

ADJOURNMENT

**ON MOTION OF MRS. LEONTI, SECOND OF MR. ROLAND, A UNANIMOUS VOTE
TO ADJOURN THE MEETING AT 7:25 P.M.**

Respectfully submitted,



Patricia A. Wylezik-Pfeiffer
Secretary