

**TOWNSHIP OF CUMRU PLANNING COMMISSION
REGULAR MEETING APRIL 7, 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, Bruce Badgley, Joe Roland, Alternate Laura Stockhausen, and Alternate Eric Ermold. Others in attendance were Solicitor Kelsey Frankowski, Steve Hoffman of Great Valley Consultants, and Secretary Patricia A. Wylezik-Pfeiffer. Interim Manager Peter Marshall, and members Keith Zielaskowski and Deborah Geiger were excused with prior notification.

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: Robert L. Reber and Greg Leonti.

A.) Robert Reber, a resident of Elkins Ave., voiced his safety concerns about Elkins Ave. and the lack of stop signs.

Ms. Dietrich said that she understands his concerns and that the Board of Commissioners is looking into solutions.

Atty. Frankowski suggested that he could attend the Board of Commissioners meeting. She reported that the Board had approved the advertisement regarding amending the Traffic Ordinance on April 21, 2026.

APPROVE MINUTES

**ON MOTION OF MRS. LEONTI, SECOND OF MR. KEFFER, A UNANIMOUS VOTE
TO APPROVE THE MARCH 2, 2026, MINUTES AS PRESENTED.**

OTHER BUSINESS

A.) Proposed Changes to the Cumru Township Zoning Ordinance and Zoning Map - discussion

1) Data Centers –

a) Data Center Final Draft -revised 3/06/26

b) Public Hearing scheduled for April 21, 2026, at 7:00 p.m.

Atty. Frankowski stated that the Public Hearing for the Data Center Overlay District text and map amendments to the Zoning ordinance will be advertised.

Ms. Dietrich explained that Data Centers can't be kept out of the township because a use can't be excluded. The purpose is to control where the development is located and regulate the development.

- 2) Traditional Neighborhood Development (TND) -
 - a) Revised TND Zoning, dated 3/27/26
 - b) Zoning maps/parcel lists dated 4/06/26
 - c) TND comments from B. Leonti , dated 4/02/26
 - d) DCED information about TND land use

There was discussion about the revised version of the proposed TND Overlay District text and map amendments to the Zoning Ordinance.

Ms. Stockhausen pointed out page 6 after table W there is a section a and b. She suggested adding a section c that would include language similar to Article 7 of Residential Land Use and Development that says something along the lines that for a building to be 3 or more floors a sprinkler system shall be installed, provided that adequate water pressure and supply is available for fire suppression and protection.

Mr. Keffer voiced concerns related to building codes where there is commercial on the 1st floor and residential on the 2nd floor. He stated that sprinkler systems and adequate water could be difficult to implement. Ms. Dietrich replied that infrastructure improvements would be needed.

Ms. Stockhausen had a trash collection concern F(4) page 9. She suggested using language that is consistent with current trash collection and the use of toters. Mrs. Wylezik-Pfeiffer reminded that haulers will not travel on non-dedicated roads and alleys are non-dedicated roads in Cumru Township. (There is no maintenance provided by the Township for non-dedicated roads) Dedicated roads have to meet the specifications set by the Township.

There was discussion about whether the roads and /or alleys would be dedicated.

Mrs. Leonti asked if the Rural Conservation (RC) District would trump the TND Overlay District and which regulations would need to be followed. Mr. Hoffman stated that if conflicts arise, the conservation regulations for steep slopes, wetlands, etc. under Article 5 for specific overlays would still apply.

Atty. Frankowski agreed that it would be a good idea to cite Article 5 to remain in place if there is a conflict.

Mrs. Leonti suggested that when a parcel is in Cumru Township and another municipality, both municipalities should review the plans. She used Robeson Township as an example. Atty. Frankowski agreed to notifying the other municipality. Mr. Hoffman stated that to avoid confusion, zoning is not changing in Robeson Twp. or any other neighboring municipality.

Mrs. Leonti voiced concern about lack of room for the school district to expand. She suggested including language to provide for land to be set aside for school development. Atty. Frankowski said that this can't be done. Mr. Hoffman stated that some areas are subject to Traffic Impact Fees and that these fees could be used for open space improvements.

Mr. Keffer discussed the possibility of infill development. Ms. Stockhausen used the Viva area in Wyomissing as an example of retail, parking, and housing in one area. Ms. Dietrich cited Myrtle Beach as a TND type of development but she observed that a lot of the retail spaces were vacant.

Mr. Hoffman stated that he was not involved in the early stages. Delta Development and the Commissioners worked on this. Delta Development took the lead; he only reviewed as administrative staff. He provided comments and some were considered. He is not the expert on

TND. It is the nature of the beast that concerns could arise when plans are submitted. He still has some concerns but will leave it at that.

Ms. Dietrich asked if Mr. Hoffman had concerns with the SALDO. Mr. Hoffman said that conflicts with dimensions could become issues.

Ms. Dietrich addressed the new members and asked if they had any concerns. She stated that she had hoped to give more of an overview and then explained the usual processes used for amending the ordinances.

Mr. Roland explained that he approves of development but is concerned with including industry. He doesn't see the TND working with industry.

Atty. Frankowski referred to the TND as being an overlay.

Mr. Ermold stated that this is only his 2nd meeting. He was familiar with Area 4 being the location of the proposed warehouse property. He asked if the goal was to make up rules.

Atty. Frankowski stated that Delta Development created the TND Overlay based on feedback and she explained the timeline.

Mr. Keffer said that while most of Rt. 10 is not developable, the proposed warehouse area would work.

Ms. Dietrich questioned including the Sheerlund area in the TND Overlay District since this area is being preserved.

Ms. Stockhausen pointed out that on page 3, 4(a)(2) should be TND not townhouse unit development.

There was discussion about possibly using the addition of 55+ community language as an incentive to address the school district problem.

There was discussion about changing table Z concerning road width on the last page to the following or something similar:

Residential street, one-way (parking on two sides) width for cartway and curbing change from 34ft to 28ft

Residential street, one-way (parking on one side) width for cartway and curbing change from 34ft to 20ft

REMINDERS

A.) Zoning Hearing Board Meeting – 4/28/2026 at 7:30 p.m. (**TENTATIVE**)

Mrs. Wylezik-Pfeiffer explained each application and the Planning Commission only had concerns about App #842 and App#843 as documented after that application summary.

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 #841 – Kopecki – 717 Philadelphia Ave. - Seeking relief from Section 910(A)(3) to allow an 8ft. fence to remain in the front yard. The dwelling is accessed from the alley in the rear of the parcel. The property located in the Local Commercial (LC) District. The Zoning Permit was denied due to the fence being in the front yard as defined by the Zoning Ordinance.

App #842 – Posch Development Group – 219 Pershing Blvd. – Seeking a Special Exception under Section 705(A) to allow multi-family apartments in the High Density Residential (HR) District. Seeking variances for Section 406(C) to allow more than 1 principal use on the lot (the 2 uses would be single-family residential and multi-family residential apartments); Section 705(B)(1) which requires a minimum of 5 contiguous acres for land development; Section 705(B)(6) which requires a minimum of 60% of the gross area of the multi-family apartment unit development to be set aside as common open space; Section 705(C) which requires the multi-family apartment development to be designed to comply with minimum and maximum dimensional requirements; Section 705(C)(2) requiring building setbacks to be established 50 ft from the ROW line or 60 ft. from the curb line; Section 705(C)(7) requiring all apartment units within the development to be located at least 60 ft. from the property line or property, which is not owned by the applicant in pre-development conditions; Section 705(C)(9) which states that no more than 40% of the total area of the development shall be covered by impervious surfaces. The 0.41-acre property contains a single-family dwelling and a detached garage.

There was discussion about this application being problematic due to needing a Special Exception and so many variances.

Ms. Leonti stated that having 2 apartments is too much.

Mr. Hoffman referenced Section 406 (C), Article 9 and Section 202 all state restricting lots to 1 use. He also stated that it would be difficult to prove a hardship.

ON MOTION OF MR. ROLAND, SECOND OF MR. BADGELY, A UNANIMOUS VOTE TO RECOMMEND THAT THE BOARD OF COMMISSIONERS NOT SUPPORT ZONING APPLICATION #842 – POSCH DEVELOPMENT GROUP – 219 PERSHING BLVD.

App #843 – Pascal -2399 Lancaster Pike – Seeking a variance from Section 411(D) for minimum side yard setback to build a 30 x 60 ft building for sales, repairs and trailer storage. The property is located in the Highway Commercial (HC) District. The property received ZHB relief in 2022 for a 1-story building.

Ms. Dietrich abstained from any discussion.

Mrs. Leonti explained that the prior approval expired. The owner came to the Planning Commission several times with changes with 1-story versus 2-story building options.

B.) Board of Commissioners Meetings –

Public Hearing for Data Center Overlay District Zoning Ordinance text amendment and map change - 4/21/26 at 7:00 p.m.

Regular Meeting to follow the Public Hearing

C.) Planning Commission Meeting – 5/04/26 at 6:00 p.m.

ADJOURNMENT

**ON MOTION OF MRS. LEONTI, SECOND OF MR. KEFFER, A UNANIMOUS VOTE
TO ADJOURN THE MEETING AT 7:21 P.M.**

Respectfully submitted,

A handwritten signature in black ink, reading "Patricia A. Wylezik-Pfeiffer". The signature is written in a cursive style with a large initial "P" and "W".

Patricia A. Wylezik-Pfeiffer
Secretary