

**TOWNSHIP OF CUMRU PLANNING COMMISSION
REGULAR MEETING MAY 4, 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 Deborah Geiger, 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 Bev Leonti 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: Matthew McBride and Shanica Young.

A.) Shanica Young, a resident of Welsh Road, voiced concerns about the poultry barn at 2939 Welsh Rd. She stated that there was no clear documentation for the number of birds. If the number or type changes, other documentation would change. It is large scale. The site was not inspected for stormwater. She questioned the earth disturbance and site expansion. She asked how this project can be allowed.

APPROVE MINUTES

**ON MOTION OF MR. KEFFER, SECOND OF MR. BADGLEY, A UNANIMOUS VOTE
TO APPROVE THE APRIL 7, 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 Overlay- adopted at the BOC after the Public Hearing held April 21, 2026
 - 2) Traditional Neighborhood Development (TND) – discussion of final draft
 - a) Revised TND Zoning, dated 4/17/26
 - b) Zoning maps/parcel lists, dated 4/06/26
 - c) PC list of comments and concerns, sent 4/14/26

d) Public Hearing Notice for 6/01/26 at 5:30 p.m. before the PC meeting

There was discussion about the TND Overlay.

Mr. Keffer stated that he was concerned about the General Industrial (GI) district located along SR10/SR724. It was Rural Conservation (RC) before and he believed that it should be RC again.

Ms. Dietrich expressed concern about the parcels that are being included in the TND areas.

Mr. Keffer said that this is a controversial area along SR10 and it is not consistent with the Governor Mifflin Comprehensive Plan. Ms. Dietrich agreed that it is not consistent.

There was concern about the definitions.

There was discussion about the BCPC seeing this version and that it was emailed to them the same time as to the Cumru PC.

Ms. Dietrich stated that the comments from Nick Szeredai reflect the PC comments.

Mr. Hoffman explained that Mr. Szeredai's comments were made through the eyes of a resident and his own comments were based on engineering review. Time is of the essence so how much do we continue to review.

Ms. Dietrich asked what stance the PC should take and if Atty. Frankowski had an opinion. Atty. Frankowski said that she would leave that to the PC members. She said that the Board sought this from Delta.

Mr. Keffer thought that this needed fine tuning. Atty. Frankowski stated that ordinances can be amended in the future.

The PC agreed that page 17 Section D needed to be clarified.

Ms. Dietrich asked for the collective opinion of the PC. Do the members feel that it is not ready or let it go forward and hope to amend later.

There was discussion about Section D and how each apartment should be its own unit and count as 1 EDU. Would this be a de minimus change? Atty. Frankowski said that she would consider it so.

Mr. Hoffman reminded that the PC was not asked to write this and questioned if the PC should take a position since an outside consultant created it.

There was discussion about page 19 regarding trash collection. The previous trash collection comments were not included. F(3)(b) has trash collection from lanes (alleys) which are not dedicated in Cumru Township. Haulers do not travel on undedicated roadways.

Mr. Keffer suggested that the PC take its time to review before going to the Board.

ON MOTION OF MR. KEFFER, SECOND OF MS. GIEGER, A MAJORITY VOTE TO WAIT AND TAKE TIME TO REVIEW THE TND OVERLAY BEFORE GOING TO THE BOARD. MS. GIEGER, MR. KEFFER AND MR. ROLAND VOTED YES. MS. DIETRICH AND MR. BADGLEY VOTED NO.

REMINDERS

A.) Zoning Hearing Board Meeting – 5/26/2026 at 6:00 p.m.

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. Amended application to address number of employees and required parking spaces.

App #842 – **Continuance** - 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.

* A memo was sent to the BOC recommending opposing this application, dated 4/08/26

* BOC authorized a letter to be entered into the record as an Exhibit stating opposition to the relief requested in the application, dated 4/22/26

App #843 – **Continuance** - 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.

App #844 – DS Property Ventures, LLC – 946/970 Morgantown Rd. – Seeking use variances from Section 410(B)-Uses by Right and (C)-Uses by Special Exception, in order to construct 4 apartment buildings totaling 28 units and related improvements. Applicant previously obtained zoning relief to extend self-storage units on the property from the adjacent self-storage facility. Applicant has since sold the adjacent property and retained this property. Self-storage is no longer feasible on the property due to market saturation and applicant proposes garden-style apartments are the best use for the premises. This 5.5 acre parcel is located in the General Industrial (GI) Zoning District.

The owners had previously appeared before the PC with this as a sketch plan. It had been reviewed.

Ms. Dietrich said that other than needing variances, she had no opposition.

Mr. Hoffman stated that he had no engineering concerns.

Mr. Ermold said that he remembered this being for 1-2 bedroom apartments. He wondered if they had Alvernia in mind for off-campus housing.

Ms. Dietrich asked if the PC wanted to take a position.

There was discussion about how this could be beneficial to Alvernia. The PC had no objection.

Mr. Badgley asked if the height was stated. Mr. Hoffman replied that he thought it was 2 floors.

Ms. Stockhausen stated that the old Alpenhof Restaurant located down the road at Mt. View Rd. and SR10 was converted to apartments.

Mr. Hoffman stated that this property is in the General Industrial (GI) district.

The PC decided to not take a position.

App #845 – McBride – 606 Harding Ave. – Seeking a variance from Section 910 (A)(3) as amended in Ordinance 770 Section 22 which limits the height of fences in the front yard. This 0.25 acre property located in the Medium Density (MR) Zoning District is a corner lot with technically 2 front yards by definition. The applicant build a 6 ft. fence which would be allowed in a side yard.

Matthew McBride explained that he had used a contractor to install a 6 ft. fence at his property at 606 Harding Ave. After it was installed, he received a notice from the Codes Department stating that since his corner property was considered to have 2 front yards, the 6 ft. fence was in violation. He stated that he hopes to keep the fence and that it is far enough away from the road.

Mr. Hoffman asked if he had his address and height of the proposed fence on the permit application. The answer was yes.

Ms. Dietrich stated that it appeared to be a case of miscommunication.

Atty. Frankowski recommended adding a copy of the permit and a drawing to the ZHB application.

Ms. Dietrich explained that the PC could take a position for or against, or take no position. The PC had no opposition to this ZHB application.

B.) Board of Commissioners Meetings

- 1) Regular Meeting – 5/28/26 at 7:00 p.m. (Date changed due to voting on May 19, 2026)
- 2) Public Hearing for Traditional Neighborhood Development (TND) Overlay District Zoning Ordinance text amendment and map change - 6/01/26 at 5:30 p.m.

C.) Planning Commission Meeting – 6/01/26 at 6:00 p.m. (after the Public Hearing)

ADJOURNMENT

ON MOTION OF MR. KEFFER, SECOND OF MR. BADGLEY, A UNANIMOUS VOTE TO ADJOURN THE MEETING AT 7:02 P.M.

Respectfully submitted,



Patricia A. Wylezik-Pfeiffer
Secretary