

**TOWNSHIP OF CUMRU PLANNING COMMISSION
REGULAR MEETING JUNE 1, 2026**

The regular meeting of the Cumru Township Planning Commission was called to order at 7:57 p.m. by Chairperson Barb Dietrich. Other members in attendance were Vice- Chairperson Bev Leonti, Richard Keffer, Bruce Badgley, Joe Roland, Keith Zielaskowski, and Alternate Laura Stockhausen,. Others in attendance were Solicitor Kelsey Frankowski, and Secretary Patricia A. Wylezik-Pfeiffer. Interim Manager Peter Marshall, Steve Hoffman of Great Valley Consultants, member Deborah Geiger, and Alternate Eric Ermold 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: Nick Szeredai.

A.) Nick Szeredai, a resident of Rim View Lane, thanked the Planning Commission for reviewing his comments and concerns regarding the TND Overlay District.

Ms. Dietrich invited him to join the Planning Commission. Mr. Szeredai said that at this time, it would be a lot to take on due to his professional and family commitments. He used to be a member of the Park & Recreation Board.

Ms. Dietrich thanked him for his insightful comments on paper and in person tonight at the Public Hearing.

Mr. Szeredai said that it was hard to know which version was which.

APPROVE MINUTES

ON MOTION OF MR. KEFFER, SECOND OF MR. BADGLEY, A UNANIMOUS VOTE TO APPROVE THE MAY 4, 2026, MINUTES AS PRESENTED. MRS. LEONTI ABSTAINED SINCE SHE WAS ABSENT FROM THE MAY MEETING.

OTHER BUSINESS

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

1) Traditional Neighborhood Development (TND) Overlay District– discussion

There was discussion about the Public Hearing for the TND Overlay District that had just occurred. Despite the many concerns raised by the well represented public, the Board of Commissioners passed the Traditional Neighborhood Development (TND) Overlay District Ordinance amending the Zoning Ordinance and Zoning Map by a majority vote.

Mr. Keffer stated that it was not always this way. He believed that it was unfortunate that the TND was pushed through. Mr. Keffer said that he would still like to see changes made.

B.) 2939 Welsh Rd. – Brubaker Property -status update

There was discussion about the proposed addition of a 40 x 60 hay shed and the potential stormwater issues of increased impervious surfaces.

The consensus was that the owner should either amend the existing waiver of land development or submit a land development plan.

Atty. Frankowski agreed and said that hopefully the owner will appear before the Planning Commission.

Mr. Hoffman reported that he had contacted the owner but he was unable to attend the meeting tonight.

C.) 340 Old Lancaster Pike – status update

There was discussion that changes had been made to the previously conditionally approved plan.

Atty. Frankowski explained that the changes concerned the steep slopes on the property and that more relief could be needed from the ZHB.

By general consensus, the Planning Commission agreed that the applicant should go back to the ZHB.

D.) Imagine Berks Comprehensive Plan – 2026 Regional meetings – discussion

1) Slides from Municipal Meeting which included Cumru Twp. held on 5/13/26 at the Berks County South Campus.

Ms. Dietrich explained that regional meetings had been held to discuss the new Berks County Comprehensive Plan. The slides were sent to everyone for review. Sen. Judy Schwenk had attended and said that she is working on introducing an update to the Municipal planning Code (MPC).

Ms. Leonti stated that the regional meeting was very interesting. She recommended that the Planning Commission members attend the classes and get on the email for information.

E.) Planning Procedures

Ms. Stockhausen had asked Ms. Dietrich to explain planning procedures. She expects that there will be a lot of attention associated with upcoming plans. The idea is to educate everyone on the process.

If it involves 2 or more lots, it is considered land development.

1) Sketch Plan – an informal plan that is submitted for review by the engineer to get an idea of what will be needed for the proposed development.

2) Preliminary Plan – the 1st formal submission of a plan. This is a requirement of the Subdivision and Land Development Ordinance (SALDO). The engineer issues a formal review letter. This process could go back and forth as comments are given and plans are revised accordingly. The Preliminary Plan can be given approval or conditional approval based on needing approvals from outside agencies.

3) Final Plan – this is reviewed using the same process as the Preliminary Plan. The planning Commission will send a recommendation to the Board of Commissioners.

4) Waiver of Land Development – this is a procedure that begins with the applicant filling out the waiver for land development. The application is reviewed by the engineer. An example is 2939 Welsh Rd. which initially received a waiver of land development from the Board of Commissioners. The new proposed development goes beyond the initial request.

5) ZHB – developers will come to the Planning Commission to get advise about a proposed plan before going before the Zoning Hearing Board. A plan needs zoning approval to move forward.

It was explained that a request for Conditional Use goes before the Board of Commissioners not the Zoning Hearing Board.

REMINDERS

A.) ZHB Meeting - 6/23/26 at 6:00 p.m.

App #846 – Davidson – 136 Meadow Glen Lane – Seeking a variance from Section 910 (A)(3) which limits the height of fences in the front yard. This 1 acre property located in the Low Density Residential (LR) Zoning District is a corner lot with technically 2 front yards by definition. The applicant wants to build a 6 ft. fence which would be allowed in a side yard.

The ZHB has granted similar requests in the past. Ms. Dietrich did not see a problem with this application. Mrs. Leonti also did not see a problem and stated that this is a gated community.

The Planning Commission did not have any concerns or opinions regarding this ZHB application.

B.) Board of Commissioners Meetings

1) Regular Meeting – 6/16/26 at 7:00 p.m.

2) 5th Tuesday Meeting - 6/30/26 at 7:00 p.m.

C.) Planning Commission Meeting – 7/06/26 at 6:00 p.m.

ADJOURNMENT

ON MOTION OF MR. KEFFER, SECOND OF MRS. LEONTI, A UNANIMOUS VOTE TO ADJOURN THE MEETING AT 8:21 P.M.

Respectfully submitted,



Patricia A. Wylezik-Pfeiffer
Secretary