

**TOWNSHIP OF CUMRU PLANNING COMMISSION
REGULAR MEETING JULY 6, 2026**

The regular meeting of the Cumru Township Planning Commission was called to order at 6:01p.m. by Chairperson Barb Dietrich. Other members in attendance were Vice- Chairperson Bev Leonti, Richard Keffer, Bruce Badgley, Joe Roland, Deborah Gieger, Keith Zielaskowski, Alternate Laura Stockhausen, and Alternate Meghan Swoyer . Others in attendance were Steve Hoffman of Great Valley Consultants, and Secretary Patricia A. Wylezik-Pfeiffer. Solicitor Kelsey Frankowski attended via phone., Interim Manager Peter Marshall, and Alternate Eric Ernold 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.

Chairperson Barb Dietrich introduced and welcomed the newest Alternate member Meghan Swoyer to the Planning Commission.

PUBLIC

Attendance: Anthony Borelli, Mark Steffy and Larry Grybosky from C2C Design Group.

APPROVE MINUTES

**ON MOTION OF MRS. LEONTI, SECOND OF MR. KEFFER, A UNANIMOUS VOTE
TO APPROVE THE JUNE 1, 2026, MINUTES AS PRESENTED.**

PLANS

2025-07 340 OLD LANCASTER PIKE – Revised

(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. Additional ZHB relief was verbally granted on June 23, 2026. Conditional preliminary/final approval was granted for the previous plan on 1/20/26 and 4/21/26.

- 1) C2C Response to GVC water review, dated 6/19/26
- 2) Revised plans, dated 4/21/26
- 3) PCSM & E&S Narrative, revised 4/03/26

4) Pre-Construction Drainage Area plan, revised 4/21/26

5) GVC Review of Revised plans, dated 6/29/26

Larry Grybosky of C2C presented the revised plan to the Planning Commission. He explained the minor changes that had been made by moving the building location to better adapt to the steep slopes on the property. He explained that the changes to the steep slopes led to the developers going back to the ZHB for additional relief. The ZHB verbally granted the relief at the ZHB meeting on June 23, 2026. The written decision will follow.

There will still be 8 parking spaces but 2 of them will be interior for customer/contractor pick-up.

Mrs. Leonti asked about retaining walls. Mr. Grybosky pointed them out on the plan.

Mr. Hoffman stated that he did not have any substantive comments other than the zoning relief.

Ms. Dietrich asked if the ZHB relief that was granted superseded or was in addition to the previous relief. The answer was that the new relief was in addition to the previous relief.

Mr. Hoffman asked about a note on the plan stating that this was a construction related business.

Atty. Frankowski asked if the new plan was agreeable to the Fire Department. The changes made to the plan should not affect the Fire Department access.

ON MOTION OF MR. BADGLEY, SECOND OF MR. KEFFER, A UNANIMOUS VOTE TO RECOMMEND THAT THE BOARD OF COMMISSIONERS REAFFIRM THE PRELIMINARY/FINAL APPROVAL FOR THE REVISED PLAN FOR 2025-07 340 OLD LANCASTER PIKE CONDITIONED ON ADDING UPDATED PLAN NOTES TO REFLECT THE RECENT ZHB RELIEF, AS WELL AS, RESOLVING ANY ISSUES AS STATED IN THE GVC 3RD REVIEW LETTER DATED 1/14/26 AND THE ATLAS SEWER 2ND REVIEW LETTER DATED 1/15/26, OBTAINING SIGNATURES, AND PAYMENT OF FEES

SKETCH PLAN -2091 WELSH RD SUBDIVISION

(Sketch) Owner: Rodney L. Steffy; Applicant: Mark L. Steffy; Agent: C2C Design Group, Larry Grybosky, P.E.; Location: 2091 Welsh Rd; Parcel ID#39-439402574701; Project # SFY-CMU-01; Proposal Summary: Subdivide existing property into 9 individual single-family detached residential lots, and will include public roads and associated site improvements. Water will be on-lot wells. Sewer will be on-lot septic systems. The property is located in the Rural Conservation (RC) Zoning District.

1) Sketch plan from C2C, dated 6/08/26

2) GVC review letter for sketch plan, dated 7/02/26

Larry Grybosky presented the sketch plan for 2091 Welsh Rd Subdivision. The plan is for 9 single-family residential lots located on a large property between Welsh Rd. and Hunters Rd. The proposed cul-de-sac meets the Township requirements.

Mr. Hoffman stated that the 44-acre property is located in the Rural Conservation (RC) Zoning District. The large, proposed lots are approximately 3-6 acres. The topography such as steep slopes will need to be considered for the formal plan. No zoning relief was identified at this time.

The frontage for Lot 1 might need to be adjusted.

Mr. Hoffman stated that he agreed that the SALDO concerns could be addressed during the land development process and that some of the standard waivers concerning curb and sidewalk might be needed.

Mr. Hoffman asked about if the stormwater was going to be handled as a whole or for individual lots. There was discussion about needing an NPDES permit. The formal plan will probably show the driveways for the proposed lots.

On-lot wells and on-lot septic are being proposed.

Ms. Dietrich asked if the street would be dedicated. The answer was yes.

Ms. Stockhausen reminded that each proposed lot would need 2 locations identified for an on-lot septic system. Mr. Grybosky confirmed.

Mr. Hoffman asked about separating Lot 9 right away.

Atty. Frankowski was ok with the sketch plan.

REMINDERS

A.) ZHB Meeting - 7/28/26 at 6:00 p.m.

App #839 – continuance from Feb. 2026 - Brubaker – 1622 Wyomissing Rd – Seeking a variance 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.

Ms. Dietrich explained that this application had received zoning relief from Brecknock Township but had not appeared before the Cumru Township ZHB even though it is taxed in Cumru Township. This led to some discussion to bring the new members up to speed with the application. The Board of Commissioners requested that a survey be done for the property to determine which municipality the kennel was actually located in. The ZHB application was granted a continuance until the survey could be done.

Atty. Frankowski explained that a neighbor had come to the Planning Commission and the Board of Commissioners to complain about the kennel that had been built. The Codes Department investigated because they were not aware of the construction and no permits had been obtained. She stated that she is not familiar with kennel requirements.

Mr. Hoffman said that it seems to be a separate commercial facility.

Mrs. Leonti read the application and said that it is a breeding kennel.

Mr. Roland asked if the owner's previous license would transfer to a new location. Ms. Dietrich did not think that it would be transferrable.

Mr. Hoffman cautioned that municipal boundaries are difficult to determine. There can be differences and gaps which adds to the confusion.

Ms. Dietrich hoped that John Hoffert, who produced the survey, would be attending the ZHB meeting to answer any questions.

There was more discussion about this being a commercial use. Atty. Frankowski stated that the applicant would need a variance for commercial use.

The Planning Commission discussed the options for how to handle its recommendation to the Board of Commissioners. Mrs. Leonti and Ms. Geiger suggested that the Planning Commission should recommend that the Board oppose the application and state the reason as being commercial breeding use.

There was a question about the building being a pre-fabricated building that could be moved. It was believed that the build was on a poured slab.

Atty. Frankowski stated that contradictory information had been provided by the applicant.
Ms. Dietrich reminded that the neighbors were objecting.

ON MOTION OF MS. GEIGER, SECOND OF MR. ROLAND, A UNANIMOUS VOTE TO RECOMMEND THAT THE BOARD OF COMMISSIONERS NOT SUPPORT THE RELIEF REQUESTED FOR ZHB APP #839 FOR THE BRUBAKER PRIVATE DOG KENNEL BASED ON THE CONTRADICTORY INFORMATION PROVIDED ABOUT THE COMMERCIAL BREEDING USE.

B.) Board of Commissioners Meetings

1) Regular Meeting – 7/21/26 at 7:00 p.m.

C.) Planning Commission Meeting – 8/03/26 at 6:00 p.m.

ADJOURNMENT

ON MOTION OF MRS. LEONTI, SECOND OF MR. BADGLEY, A UNANIMOUS VOTE TO ADJOURN THE MEETING AT 6:39 P.M.

Respectfully submitted,



Patricia A. Wylezik-Pfeiffer
Secretary