TOWNSHIP OF CUMRU PLANNING COMMISSION
REGULAR MEETING AUGUST 3, 2026

The regular meeting of the Cumru Township Planning Commission was called to order at 6:00p.m. by Chairperson Barb Dietrich. Other members in attendance were Vice- Chairperson Bev Leonti, Bruce Badgley, Joe Roland, Deborah Gieger, Alternate Eric Ermold, Alternate Laura Stockhausen, and Alternate Meghan Swoyer . Others in attendance were Solicitor Kelsey Frankowski, Steve Hoffman of Great Valley Consultants, and Secretary Patricia A. Wylezik-Pfeiffer. Interim Manager Peter Marshall and Keith Zielaskowski were excused with prior notification. Richard Keffer was absent.

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: Elliot Leomporra from C2C Design Group.

APPROVE MINUTES

ON MOTION OF MRS. LEONTI, SECOND OF MR. BADGLEY, A UNANIMOUS VOTE TO APPROVE THE JULY 6, 2026, MINUTES AS PRESENTED.

OTHER BUSINESS

Gouglersville Fire Company No. 1

(Stormwater plan) Owner: Gouglersville Fire Company No. 1; Agent: C2C Design Group, Larry Grybosky, P.E.; Location: 475 Mohns Hill Rd., at the Intersection of SR222 and Gouglersville Rd; Parcel ID# 39438409274357; Project # GFC-CMU-01; Proposal Summary: Construction of a new 7,5000 sq. ft. pavilion and parking lot expansion with associated lot improvements.

1) Stormwater plans, dated 5/07/26
2) GVC stormwater review, dated 7/27/26
3) PCSM & E&S Narrative, dated 7/13/26
4) Pre-Construction Drainage Area plan, 5/07/26

Elliot Leomporra from C2C Design Group presented the plan for a new 7,500 sq. ft. pavilion. No additional utilities are being proposed.

Mr. Hoffman went over the GVC review letter dated 7/27/26.

Comment #2 under the Zoning section addressed side yard setback. It was recommended that the building location be revised to avoid needing a dimensional variance, Section 407 (D).

Comment #2 under the Stormwater section recommended revising the berm width to 8 ft unless they plan on requesting a waiver. The applicant is requesting a waiver to allow the berm width to be 5 ft. instead of the required 8 ft. Mr. Hoffman did not see any conflict with recommending this waiver to the Board of Commissioners.

Comments #5 and #6 under the Stormwater section are standard. #5 requires that an Operations and Management Agreement be signed and recorded. #6 requires a contribution be made to the stormwater fund.

The Fire Department has not submitted any review comments yet.

The applicant requested a waiver from land development for this plan. Ms. Dietrich suggested that a summary explanation of the plan should be submitted along with the waiver for consideration by the Board of Commissioners. Mr. Leomporra agreed to submit this.

During discussion there was a question about the telecommunications line.

The Township would want the 2 properties to be annexed and this should be confirmed.

Mr. Hoffman stated that he was supportive of the requested waivers.

Ms. Dietrich asked if the Planning Commission had any further comments.

ON MOTION OF MRS. LEONTI, SECOND OF MS. GEIGER, A UNANIMOUS VOTE TO RECOMMEND THAT THE BOARD OF COMMISSIONERS GRANT THE WAIVER OF LAND DEVELOPMENT CONDITIONED ON RESOLVING ANY ISSUES STATED IN THE GVC STORMWATER REVIEW LETTER DATED 2/27/26, REVIEW BY THE FIRE CHIEF, CONFIRMATION OF A RECORDED DEED OF CONSOLIDATION FOR THE 2 PARCELS INTO A SINGLE DEED, AND PAYMENT OF ALL FEES.

ON MOTION OF MR. ROLAND, SECOND OF MR. BADGLEY, A UNANIMOUS VOTE TO RECOMMEND THAT THE BOARD OF COMMISSIONERS GRANT A STORMWATER WAIVER TO ALLOW THE REQUIRED 8FT. BERM TO BE REDUCED TO A 5FT. BERM.

It was recommended that C2C and the applicant be aware that a Special Events Ordinance is being proposed.

REMINDERS

A.) ZHB Meeting - 8/25/26 at 6:00 p.m. -NO NEW APPLICATIONS RECEIVED

FYI – App #839 was continued again and the July ZHB was canceled.

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.

There was discussion about how the Planning Commission had not supported the relief and had made a recommendation stating this to the Board. The Board of Commissioners had asked the Interim Zoning Officer to review and submit a letter. Based on the review letter, the applicant requested another continuance.

B.) Board of Commissioners Meetings
1) Regular Meeting – 8/18/26 at 7:00 p.m.

C.) Planning Commission Meeting – 9/14/26 at 6:00 p.m. – **Date changed due to Labor Day**
Chairperson Barb Dietrich will be away so Vice-Chairperson Bev Leonti will chair this meeting.

ADJOURNMENT

ON MOTION OF MRS. LEONTI, SECOND OF MR. BADGLEY, A UNANIMOUS VOTE TO ADJOURN THE MEETING AT 6:19 P.M.

Respectfully submitted,

Patricia A. Wylezik-Pfeiffer
Secretary