

TOWNSHIP OF CUMRU PLANNING COMMISSION
REGULAR MEETING October 6, 2025

The regular meeting of the Cumru Township Planning Commission was called to order at 6:00 p.m. by Barb Dietrich. Other members in attendance were Gerald Potochnik, Richard Keffer, and Keith Zielaskowski. Others in attendance were Solicitor Kelsey Frankowski, Secretary Patricia A. Wylezik-Pfeiffer, and Steve Hoffman of Great Valley Consultants. Chairman Allen Gibson, Members Jesse Morey and Bev Leonti, and Manager Jeanne E. Johnston, were excused with prior notification., Alternates Clancy Herr and Thomas Wolesslagle were 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: Cumru Fire Chief James Beane, Sam Kalbach, Brian Focht of C2C Design Group, and Isaac Rothermel for Budget Storage.

APPROVE MINUTES

The minutes from September 8, 2025, will be on the next meeting agenda for approval.

PLANS

2022- 06 MORGANTOWN COMMERCE PARK (NORTHPOINT)

EXPIRATION DATE – BY STIPULATION

(Preliminary/Final Plan) Owners: Route 10 Realty, LLC/NorthPoint Development, LLC;
Agent: Schlouch, Inc., Michael Hartman; Location: Morgantown Road and Freemansville
Road; plan no. 21403110; Proposal summary: Construction of a large warehouse.

This plan is listed for tracking purposes and will not be discussed at this meeting.

2025-06 SHILLINGTON SELF STORAGE (BUDGET STORAGE EXPANSION)

EXPIRATION DATE 12/31/25

(Preliminary/Final) Owner: Budgshill Real Estate Holdings, LLC; Agent: Wayne Ingram of French & Parrello Associates; Location: 2251 Lancaster Pike; Parcel ID# 39439506385746; Project no. 22333.002; Proposal Summary: Construction of additional self-storage buildings. Extension of time to 12/31/25, dated 9/05/25, was accepted by the BOC on 9/16/25.

a) Revised Preliminary/Final plans submitted by French & Parrello, dated 9/17/25

- b) BCCD approval, dated 9/16/25
- c) Twp. Engineer response letter, dated 9/17/25
- d) GVC 2nd review letter, dated 9/29/25

Isaac Rothermel was present to represent the plan.

Mr. Hoffman stated that the question about the NPDES permit was previously the only issue holding up his recommendation for conditional approval. The developers received notification that an NPDES permit was not needed, so he agreed with recommending conditional approval at this time.

Fire Chief James Beane stated that the Fire Department was satisfied as long as there was access to the back of the building. The improvements are all external and no one is living in the storage buildings.

ON MOTION OF MR. KEFFER, SECOND OF MR. POTOCHNIK, A UNANIMOUS VOTE TO RECOMMEND THAT THE BOARD OF COMMISSIONERS GRANT PRELIMINARY/FINAL APPROVAL FOR 2025-06 BUDGET STORE AND LOCK SELF STORAGE PHASE II CONDITIONED ON RESOLVING ANY ISSUES AS STATED IN THE GVC 2ND REVIEW LETTER DATED 9/29/25, OBTAINING SIGNATURES, AND PAYMENT OF ALL FEES.

2025-07 340 OLD LANCASTER PIKE

EXPIRATION DATE 1/04/26

(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. ZHB relief was verbally granted on July 22, 2025.

- a) Preliminary/Final plans submitted by C2C, dated 9/08/25
- b) ZHB App. # 835 decision
- c) Stormwater and E&S narrative, dated 9/08/25
- d) Waiver request letter, dated 9/08/25
- e) GVC review letter, dated 9/29/25

Brian Focht of C2C Design Group was present to represent the plan. He stated that the plan had received numerous variances from the ZHB. The 4800 sq. ft. 2-story building, used mainly for storage, would also include office space and a showroom area. There will be 2 access drives. One up the hill around back to access the 2nd floor and one off Old Lancaster Pike to access the bottom floor. The public sewer connection will be addressed at the Municipal Authority meeting on Thursday. The public water connection will either be from Tremont or from Lancaster Pike depending on the agreement with Shillington Water Authority. The stormwater plan includes underground storage bed and trenches along the driveway discharging into the existing stormwater.

Mr. Hoffman went over the GVC review letter beginning with the Subdivision and Land Development (SALDO) portion. It was noted that numerous waivers would need to be requested that were not included in the waiver request letter dated 9/8/25. Comment #17 regarding the sanitary sewer connection has not been addressed because the proposed sewer plan will be discussed at the Municipal Authority meeting on Thursday 10/09/25.

Under the Stormwater portion, comment #2 stated that the waiver requested is not necessary because infiltration is not required. There were various recommendations for plan revisions for plan notes, acknowledgements, elevations, etc.

Comment #1 in the General portion recommended that the Fire Chief review the plan. Fire Chief James Beane addressed the Planning Commission. He voiced his concern that the Township ordinances were being ignored. He is concerned for the safety of the public, owners and the residents. Chief Beane stated that the Township went through the correct steps to change the ordinances that were ultimately ignored. He stated that he can only speak at the Zoning Hearing Board when he is authorized to do so.

The Zoning Ordinance and the SALDO were changed to require a minimum width of 26 ft. for access drives. He also strongly recommended widening the cartway. Emergency equipment will not fit and the Fire Department will not be able to access the current properties located along Old Lancaster Pike.

Chief Beane recommended that a water main should be in the street and that a hydrant be installed. The closest hydrant is across Lancaster Pike at the Deluxe Diner. Running hoses across Lancaster Pike would be a nightmare.

Chief Beane also voiced concern with only providing 8 parking spaces. Depending on the actual use, people could park on the street and this will also deny access by emergency vehicles. He visited the site today and there were cars parked on the street when he went by.

Chief Beane asked about the proposed use for the building stating that it is not uncommon for people to say one use and then use the building for something else. Depending on the use and what is being stored inside, the building might need a sprinkler system. No building plans have been submitted yet. The need for a sprinkler system is usually decided during the building permit stage.

Mr. Keffer said that as an architect, he submitted building plans with land development plans.

Ms. Dietrich stated that she could not believe that the cartway was only 18 ft. wide. There has previously been a host of problems with this property. She asked if Public Works was concerned with plowing.

Chief Beane stated that the current residences along Old Lancaster Pike were pre-existing, non-conforming. Since this is new construction, a cul-de-sac or hammerhead turn around should be considered.

When Mr. Keffer asked about having adequate pressure for fire suppression, Chief Beane answered that he would defer to Shillington Water Authority.

Atty. Frankowski stated that she hears the concerns and was surprised by the variances granted by the ZHB. She recommended that the Township needs to be more cognizant about potential issues in the future. At this point, the Planning Commission and the Board of Commissioners can do what they can to address the concerns.

Mr. Focht said that the dead end road is a unique characteristic of this property. He suggested that if curbing and sidewalk were not required that maybe the cartway could be widened.

Mr. Hoffman said that the Zoning Ordinance and the SALDO were updated to address issues. He reminded the Planning Commission members that they were not compelled to recommend granting any waivers.

Mr. Potochnik discussed the connection between sprinkler systems and insurance rates. He voiced concern about the street widths and recommended discussing a compromise.

Mr. Focht stated that he would be willing to work together and safety is the #1 concern..

Mr. Hoffman stated that he would like to sit on this for now and recommended not acting on the current plan. The Planning Commission agreed with Mr. Hoffman.

CORRESPONDENCE

A.) BARTA Public Hearing for Proposed Route and Schedule Changes- October 13, 2025

1) 30 Day Public Comment Period is now

B.) BARTA Proposed Route and Schedule Changes for January 5, 2026

1) Details of proposed changes

OTHER BUSINESS

A.) Organization – vacancy in Vice Chair position – discussion

Mrs. Wylezik-Pfeiffer explained that this item was on the agenda to remind the Planning Commission to think about it. No motion was needed at this time, especially since all the members were not present.

Atty. Frankowski stated that the Planning Commission could reorganize this year or wait until the beginning of next year.

ADJOURNMENT

**ON MOTION OF MR. POTOCHNIK, SECOND OF MR. KEFFER , A UNANIMOUS
VOTE TO ADJOURN THE MEETING AT 6:50P.M.**

Respectfully submitted,



Patricia A. Wylezik-Pfeiffer
Secretary