TOWNSHIP OF CUMRU PLANNING COMMISSION
REGULAR MEETING DECEMBER 1, 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 Richard Keffer, Bev Leonti, and Keith Zielaskowski. Others in attendance were Solicitor Kelsey Frankowski, Manager Jeanne E. Johnston, and Secretary Patricia A. Wylezik-Pfeiffer. Steve Hoffman of Great Valley Consultants was available electronically. Chairman Allen Gibson and member Jesse Morey were excused with prior notification., Alternates Clancy Herr and Thomas Woleslagle 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, Brad Stephenson of New Castle Lawn & Landscape, Brian Focht of C2C Design Group, Ben Fisher, and Shanica Young.

A.) Shanica Young, a resident of Welsh Rd., voiced her concerns about the ongoing construction of a poultry barn on her neighbor's property at 2939 Welsh Rd. She stated that she believed that there were inconsistencies with permits, the Zoning Ordinance and SALDO. She was also concerned about possible wetlands issues, traffic issues, and a proper manure plan.

Atty. Frankowski explained to the Planning Commission that Ms. Young had attended a Board of Commissioners (BOC) meeting. This is a use by right in the Agricultural Zoning District. Her concerns were fully addressed at the BOC and any future concerns will be addressed as needed. The neighbor is in compliance at this time.

APPROVE MINUTES

While the minutes from September 8, 2025, and October 6, 2025, were originally approved by motions, the minutes cannot be approved due to lack of a quorum attending from the previous meeting. The 9/8/25 and 10/06/25 minutes as presented will serve as meeting minutes of record for archival purposes.

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.

2025-07 340 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) Revised Preliminary/Final plans submitted by C2C, dated 11/03/25
d) Waiver request letter, dated 10/30/25
c) Response letter to 1st GVC review letter from C2C, dated 10/30/25
d) Revised Post-Construction Stormwater & Erosion and Sediment Control, dated 11/03/25
e) GVC 2nd Review letter, dated 11/25/25
f) Atlas Sewer Review letter, dated 12/01/25

Brian Focht of C2C Design Group was present to represent the current plan. He stated that revisions were made to the original plan to address concerns from the previous meeting. The driveways were widened to 26 ft. The access grades are 5% off of the road for the first 20 ft. The maximum grade is now 10% which made the retaining walls higher with the highest point at 17 ft.

They will widen the roadway of Old Lancaster Pike to 20 ft. along the property frontage.

The proposed sewer will run from Lancaster Pike across the front property between the billboard (Easement B) and the building.

The public water main will be extended up Old Lancaster Pike and a fire hydrant will be provided. The developers had met with Shillington Water.

The stormwater will utilize an underground bed that will discharge to the road drains.

Mr. Hoffman went over the GVC review letter dated 11/25/25.

There was discussion about the overlap shown for the easements. This could cause problems. It was recommended that the sewer easement could be modified to avoid the overlap. Mr. Hoffman stated that the sewer easement doesn't have to be centered over the manhole.

It was agreed that the waiver request letter from C2C Design Group would be modified to change the SALDO sections for Preliminary and Final plan submissions.

Mrs. Leonti asked about the use of the building. Mr. Focht said that it would essentially be storage, office on the first floor, and access between the floors.

Mrs. Leonti commented that there was previous earth moving and she asked about any possible Brownfield issues due to previous oil storage on the property. Ms. Johnston stated that the oil storage had been above ground storage.

Ms. Dietrich asked about a showroom area/retail. Mr. Focht said it would be an area to see materials.

Chief Beane stated that the IFC calls for 26 ft. driveways and 40 ft. access around the hydrant. (20 ft. on each side)

Chief Beane said that a turnaround area is missing from the plan. The building is located over 150 ft. from the intersection so the lack of a turnaround is an issue.

Chief Beane voiced concerns with parking along the roadway causing problems with access and clearances. There was discussion about No Parking signs and whether there were enough parking spaces being proposed.

Mr. Focht said that the water could be extended and the hydrant moved to increase the width to 26 ft. in front of the building.

There was discussion about asking for offsite improvements to widen the roadway.

Atty. Frankowski suggested that the Planning Commission could act on the waivers now. The developers could make improvements to the plan and resubmit.

ON MOTION OF MR. KEFFER, SECOND OF MR. ZIELASKOWSKI, A UNANIMOUS VOTE TO RECOMMEND THAT THE BOARD OF COMMISSIONERS APPROVE THE SALDO WAIVERS FOR THE 2025-07 340 OLD LANCASTER PIKE PLAN AS STATED IN THE 2ND REVIEW LETTER FROM GVC, DATED 11/25/25, AND THE WAIVER REQUEST LETTER FROM C2C DESIGN GROUP, DATED 12/02/25 AS FOLLOWS:

a. Relief from Sections 304 & 305, to submit as a combined preliminary/final plan;
b. Relief from Section 405, not to perform an Environmental Impact Assessment;
c. Relief from Section 406, not to perform a Community Facilities Impact Assessment;
d. Relief from Section 407, not to perform a Traffic Impact Assessment;
e. Relief from Section 408, not to perform a Utility Impact Assessment;
f. Relief from Section 507(A), not to require curbs along Old Lancaster Pike;
g. Relief from Section 507(B), not to require sidewalks along Old Lancaster Pike.

2025-08 NEW CASTLE LAWN & LANDSCAPE, INC – PHASE 2
EXPIRATION DATE 2/28/26

(Sketch) Owner: Navy Yard Enterprises, LLC; Agent: : C2C Design Group, Larry Grybosky, P.E.; Location: 1 East Pointe Dr.; Parcel ID# 39531502768404; Project # NCL-CMU-01; Proposal Summary: Phased development. Phase 1 will include construction of paved access driveways, parking and stormwater management facilities to support the expansion of the existing commercial landscaping business located at 3 East Pointe Dr. Phase 2 will include a gravel laydown area, fencing/landscape screening, an access driveway, and additional stormwater management. Phase 3, shown conceptually only, includes a retail & related office building and outdoor display area. A separate land development plan will be submitted for Phase 3. Water and sewer connections will be proposed in Phase 3. **NOTE:** On 6/18/24, the BOC approved a waiver of land development for " Phase 1 to consist of: 1) construct an access driveway through the property to connect East pointe Dr. to 3 East Pointe Dr., 2) Create at least 8 crew parking spaces, and 3) include 1 stormwater management area. This approval is subject to the understanding that a full land development plan will be required for Phase 2."

a) Sketch plan drawings from C2C, dated 10/30/25 (TI-1) and 5/12/25 (SK-1)
b) Cumru Application, dated 11/03/25
c) Review request letter from C2C, dated 11/03/25
d) GVC Sketch Plan Review letter, dated 11/25/25

Brad Stephenson was present to discuss the master plan for New Castle Lawn & Landscape, Inc. located in the East Pointe Industrial Park. New Castle had purchased the adjoining lot because they are outgrowing the current shop.

Phase 1, which included a driveway access and stormwater is almost completed.

Phase 2 is proposed to include a gravel laydown area, fencing/landscape privacy screening, a second access driveway, and additional stormwater management.

Phase 3 is projected for possible construction in 3-4 years. Conceptually this will include a retail & related office building and outdoor display area.

Mr. Hoffman reminded that clarification will be needed for Phase 3 with regard to the actual use as stated in comment #2 in the Zoning Ordinance of the GVC review letter dated 11/25/25.

Mr. Hoffman recommended requesting any SALDO waivers during land development for Phase 2.

Mr. Stephenson stated that they will amend the current NPDES permit to include all 3 phases.

Chief Beane recommended constructing all the driveways to 26 feet. He stated that there was plenty of water available in this location.

Mr. Keffer asked if there was a minimum radius required. Chief Beane stated that wasn't a concern for emergency vehicles because New Castle already has large vehicles travelling in and out.

CORRESPONDENCE

OTHER BUSINESS

A.) Organization
 1) Vacancy in Vice Chair position – discussion
 2) Resignation of Gerald Potochnik

B.) Consider rescheduling the January 5, 2026, meeting to January 12, 2026, due to conflict with Board of Commissioners Organizational meeting.

C.) Economic Development Steering Committee
 1) Final report expected 2025 to be presented on 1/13/2026 at 6:00 p.m. at 1775 Welsh Rd.

ADJOURNMENT

ON MOTION OF MR. KEFFER, SECOND OF MRS. LEONTI , A UNANIMOUS VOTE TO ADJOURN THE MEETING AT 7:09 P.M.

Respectfully submitted,

Pat Wylezik-Pfeiffer

Patricia A. Wylezik-Pfeiffer
Secretary