

**TOWNSHIP OF CUMRU PLANNING COMMISSION  
REGULAR MEETING    SEPTEMBER 13, 2021**

**ATTENDANCE**

Planning Commission: Gibson \_\_\_\_\_ Hutzell \_\_\_\_\_ Hand \_\_\_\_\_ Klahr \_\_\_\_\_  
Meek \_\_\_\_\_ Sweigart \_\_\_\_\_ Scharff \_\_\_\_\_  
Others: Solicitor \_\_\_\_\_ Manager \_\_\_\_\_ Engineer \_\_\_\_\_ Secretary \_\_\_\_\_

Call to Order and Pledge to the Flag.

**PUBLIC**

**APPROVE MINUTES**  
July 7, 2021

**PLANS**

- 2021-03            1974 CEDAR TOP ROAD                                EXPIRATION DATE 10/24/2021**  
(preliminary/final) Owners: Lorraine V. Woerner Ehrgood, Sandra A. Ruzicka and Janice E. Wagner; Agent: OTM, LLC, Bradford Grauel; Location: approx. 600 ft southeast of the intersection of Cedar Top and Scenic Drive; plan no. 20-118; Proposal summary: subdivide into 2 lots, Lot 1 contains a residence and a driveway, Lot 2 becomes a driveway for 1982 Cedar Top Rd.  
a.) Letter from OTM, LLC re: waiver requests, 7/26/2021  
b.) Letter from BCPC re: plan review, 8/18/2021  
c.) Zoning Hearing Board verbal decision in favor of required zoning relief  
d.) Letter from Great Valley Consultants re: plan review

- 2021-04            MILLER SUBDIVISION    EXPIRATION DATE 10/24/2021**  
(Final plan) Owners: Daniel P. Miller and Cindy L. Miller; Agent: John Hoffert Surveying; Location: 2184 Welsh Road, Mohnton, PA 19540; plan no. D-18-90-1; Proposal summary: subdivide into 3 residential lots (1 existing house, 2 new lots)  
a.) Final Plans from John Hoffert Surveying  
b.) Review application for BCPC, 7/30/2021  
c.) Planning module from Berks Enviro Tech, Inc re: On-site Perc and Probe testing, 8/12/2021  
d.) Letter from Great Valley Consultants re: plan review

- 2021-05            HERITAGE OF GREEN HILLS Phase III    EXPIRATION DATE 11/2/2021**  
(Sketch plan) Owner: Heritage Campus LLC c/o Lapis Advisors; Agent: Stackhouse Bensinger Inc.

Location: 10 Tranquility Lane, Reading, PA 19607; project no. 2020-051SK; Proposal summary: a mixture of residential unit types different than previously proposed

- a.) Letter from Stackhouse Bensinger, Inc re: plan summary, 8/11/2021
- b.) Sketch plans from Stackhouse Bensinger, Inc., 8/11/2021
- c.) Zoning hearing decisions from 2005
- d.) Letter from Great Valley Consultants re: plan review

**2021-07 MORTLAND SUBDIVISION EXPIRATION DATE 12/11/2021**

(Final Plan) Owner: Derek E. Mortland; Agent: John Hoffert Surveying  
Location: 651-653 Mountain View Road, Reading, PA 19607; plan no. D-21-63;  
Proposal summary: subdivide into 2 lots, Lot 1 has an existing 1 single family semi-detached dwelling and Lot 2 has an existing single family semi-detached dwelling containing 2 apartment units.

- a.) Final Plans from John Hoffert Surveying re: plan summary, 8/17/2021
- b.) Review Application for BCPC, 8/20/2021
- c.) Letter from Great Valley Consultants re: plan review

**OTHER BUSINESS**

- A.) Zoning ordinance amendment for Small Wireless Facilities

**INFORMAL DISCUSSION**

**A.) Hope Way: Real Pets – request for waiver of land development**

- Memorandum re: waiver of LDP for 3,500 sq ft building 11/2020

**B.) Sims Landscaping at 3081 Cedar Top Road – request for waiver of land development**

- Stormwater easement
- Annexation issue
- Access issue

**C.) 2021-06 Waligurski II subdivision plan – request to defer review**

- Property Address: 4189 R New Holland Road, mostly in Brecknock Twp
- Subdivision plan

**D.) 2399 Lancaster Pike – request for waiver of land development**

**E.) 2301-2307 Lancaster Pike – issues related to development of residential lot**

**ADJOURNMENT**