

**TOWNSHIP OF SPRING  
PLANNING COMMISSION AGENDA  
JUNE 7, 2007**

Attendance: Bliudzius, Dallas, Ehrlich, Gibbs, Keating, Oswald, Ulrich

PC Minutes: May 3, 2007

Supervisor Minutes:

Transportation Advisory Committee Report:

Infrastructure Committee Report:

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**Shiloh Hills Park**

Type: Land Development

Stage: Preliminary/Final

Plan Preparer: Spotts, Stevens & McCoy

Lots: 3 parcels, 92+ acres

Location: Along Sage Drive

Stormwater: Management Dist. 93 of Tulpehocken Creek Stormwater Management Plan.

Small portion of site located in Little Muddy Creek

**Reviews:** Twp. EPS: GVC: 5/24/07 (stormwater)  
Gannett Flem.: 7/26/06 Fire Comm.: 4/20/07 (water service)  
BCPC: 7/26/06 BCCD:  
Park & Rec.: N/A PennDOT:  
PennDEP: SSM: Stormwater Revised Plan 5/10/07

**Timeline:** First Received: 6/29/06 Revised Plans: 3 Latest: 5/10/07

Extensions: 2 Current Ext.: 120 days **Expiration: N/A**

**Deadlines for Action: Planning Commission: N/A Supervisors: N/A**

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**Mogel/Kerns Subdivision**

Type: Subdivision

Stage: Preliminary

Plan Preparer: John Hoffert Surveying

Lots: 6 plus annexation parcel

Location: East and west of Chapel Hill Rd., approximately 350 ft. south of intersection at Wheatfield Road.

**Reviews:** Twp. EPS: 6/5/07 GVC: 4/4/07  
Gannett Flem.: N/A Fire Comm.: Included in GVC comments  
BCPC: 12/7/06 BCCD: 2/9/07  
Park & Rec.: 5/30/07 PennDOT:  
PennDEP: Berks EnviroTech: Planning Module rev. 5/15/07

**Timeline:** First Received: 11/15/06 Revised Plans: 6 Latest: 5/29/07

Extensions: 2 Current Ext.: 90days **Expiration: 9/7/07**

**Deadlines for Action: Planning Commission: 8/2/07 Supervisors: 8/27/07**

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**Randy Brubaker Subdivision**

Type: **Minor Subdivision Plan and Conditional Use Application**

Stage: Final Plan

Plan Preparer: E.R. Felty, Inc.

Lots: 2 Residential Lots

Location: Northeast side of Vinemont Road, between Mail Route Road and Mohn's Hill Road

**Reviews:** Twp. EPS: 6/5/07 GVC: 4/4/06 (sketch plan)  
Gannett Flem.: N/A Fire Comm.: N/A  
BCPC: 4/25/07 BCCD: N/A  
Park & Rec.: 5/2/07 PennDOT: N/A  
PennDEP: N/A

**Timeline:** First Received: 4/13/07 Revised Plans: 1 Latest: 5/18/07

Extensions: 0 Current Ext.: 0 days

**Expiration: 8/1/07 (Plan), 7/17/07 (Conditional Use)**

**Deadlines for Action:** Plan Conditional Use

**Planning Commission: 7/5/07 7/5/07**

**Supervisors: 7/23/07 7/9/07**

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**Holloway Property Minor Subdivision**

Type: **Subdivision**  
Stage: Final Plan Plan Preparer: Stackhouse Bensingher  
Lots: 2 plus residue  
Location: East side of Vinemont Road, 1600' south of Mohn's Hill Road  
**Reviews:** Twp. EPS: 6/5/07 GVC: 4/3/07(2<sup>nd</sup>)  
Gannett Flem.: N/A Fire Comm.: N/A  
BCPC: 10/10/06 BCCD: N/A  
Park & Rec.: 5/30/07 PennDOT: N/A  
PennDEP: N/A  
**Timeline:** First Received: 9/14/06 Revised Plans: 1 Latest: 5/17/07  
Extensions: 1 Current Ext.: 90 days **Expiration: 7/3/07**  
**Deadlines for Action: Planning Commission: 6/7/07 Supervisors: 6/25/07**

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**R. Weller Minor Subdivision**

Type: Land Development  
Stage: Final Plan Preparer: McCarthy Engineering  
Lots: 2  
Location: On a tract formerly known as the residue area of the Wheatfield Run Subdivision on Wheatfield Road.  
**Reviews:** Twp. EPS: 6/5/07  
stormwater 5/17/07 GVC: 1/30/07  
Gannett Flem.: 12/28/06 Fire Comm.: Included in GVC comments  
BCPC: 1/8/07 BCCD: 1/11/07  
Park & Rec.: 1/18/07 PennDOT:  
PennDEP:  
**Timeline:** First Received: 12/14/07 Revised Plans: 3 Latest: 5/17/07, 6/6/07 (stormwater)  
Extensions: 1 Current Ext.: 90days **Expiration: 7/4/07**  
**Deadlines for Action: Planning Commission: 6/7/07 Supervisors: 6/18/07**

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**Spring Ridge West Lot #5**

Type: **Land Development - Revisions to Recorded Plan**  
Stage: Final  
Lots: 1  
Location: Along the cul-de-sac turnaround at the southwestern end of Century Boulevard, located within the Spring Ridge West development along Paper Mill Road. Plan Preparer: McCarthy Engineering  
**Reviews:** Twp. EPS: 6/5/07  
GVC: 2/1/07 Gannett Fleming:  
BCPC: 4/26/07 Fire Comm.:  
Park & Rec:  
PennDEP: BCCD: 5/8/07  
**Timeline:** First Received: 4/12/07 Revised Plans: 2 Latest: 6/4/07  
Extensions: Current Ext.: days **Expiration:**  
**Deadlines for Action: Planning Commission 7/5/07 Supervisors: 7/9/07**

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**Township of Spring-Salt Storage Shed-Annexation Plan**

Type: Annexation Plan  
Stage: Final Plan Plan Preparer: Barry Issett & Associates, Inc.  
Lots: Annexation plus residue  
Location: Along lot line between Township Municipal Building and Utilities Employees Credit Union  
Reviews: Twp. EPS: 6/6/07 GVC: N/A  
Gannett Flem.: N/A Fire Comm.: N/A  
BCPC: BCCD: N/A  
Park & Rec.: N/A PennDOT: N/A  
PennDEP: N/A Other:  
**Timeline:** First Received: Revised Plans: 0 Latest:  
Extensions: 0 Current Ext.: 0 **Expiration:**  
**Deadlines for Action: Planning Commission: Supervisors:**

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**Prospectus Associates, Inc. – Special Exception (Group Home - 1800 Reading Blvd.)**

**Weis Store #175 - Revised final plan rec'd 6/4/07. Review for June meeting.**

Type: Land Development – Shopping Center  
Stage: Final Plan Plan Preparer: McCarthy Engineering  
Lots:  
Location: Northwest corner of W. Wyomissing Blvd. and Revere Blvd. (SR 724) PO/B  
**Reviews:** Twp. EPS: GVC: 10/4/06  
Gannett Flem.: 11/13/06 Fire Comm.: Included with GVC comments  
BCPC: 5/10/06 BCCD:  
Park & Rec.: 8/21/06 PennDOT: comments 2/26/07  
PennDEP: Approved 2/1/07  
**Timeline:** First Received: 8/17/06 Revised Plans: 2 Latest: 6/4/07  
Extensions: 4 Current Ext.: 60days **Expiration: 7/4/07**  
**Deadlines for Action: Planning Commission: 6/7/07 Supervisors: 6/25/07**  
**Current Status: Revising drainage design due to PennDOT's reputed refusal to allow modifications to the detention basin.**

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**PAWC – Storage Shed (Mountain Home Road) – Land Development?**

**PENDING/NO NEW PLANS SUBMITTED**

**Glad Tidings Assembly of God**

Type: **Land Development Plan for Proposed Building Addition**  
Stage: Preliminary Plan Plan Preparer: Stackhouse Bensinger, Inc.  
Lots: 1  
Location: South side of Snyder Road, between Van Reed Road and Yerger Boulevard  
**Reviews:** Twp. EPS: \*\*\*\*\* GVC: 4/3/07(2nd)  
Gannett Flem.: 3/23/07(2nd) Fire Comm.: 4/3/07(GVC letter)  
BCPC: 3/14/07 BCCD: \*\*\*\*\*  
Park & Rec.: 5/2/07 PennDOT: N/A  
**PennDEP: N/A**  
**Timeline:** First Received: 2/8/07 Revised Plans: 0 Latest: N/A  
Extensions: 2 Current Ext.: 90 days **Expiration: 8/29/07**  
**Deadlines for Action: Planning Commission: 8/2/07 Supervisors: 8/27/07**  
**Current Status:**

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**Overlook Mountain**

Type: **Major Subdivision**  
Stage: Revised Preliminary Plan Preparer: E. Kuser, Inc.  
Lots: 62 residential lots  
Location: Along the east side of Grings Hill Road between developments of Grings Hill Estates and the Oaks.

**Reviews:** Twp. EPS: N/A GVC: 1/23/07()  
Gannett Flem.: 1/29/07 Fire Comm.: 1/23/07(GVC letter)  
BCPC: 1/19/05 BCCD: \*\*\*\*\*  
Park & Rec.: 12/29/04 PennDOT: N/A  
PennDEP: N/A Zon. Officer: 4/28/07(Waver Requests)

**Timeline:** First Received: 12/14/06 - Revised Plans Latest: 3/15/07  
Extensions: \*\*\* Current Ext.: \*\*\* days **Expiration: 7/9/07**  
**Deadlines for Action: Planning Commission: 7/5/07 Supervisors: 7/9/07**  
**Current Status: Applicant is investigating changing the design concept to an open space development.**

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**Grings Hill Estates Section 5 – Final Plan**

Type: Subdivision - Land Development  
Stage: Final Plan Plan Preparer: EKI  
Lots: 12 SF plus 2 existing  
Location: Grings Hill Road

**Reviews:** Twp. EPS: GVC: 10/4/06, stormwater 6/5/06, basin 10/12/06  
Revised drainage plan rec'd 9/13/06  
Gannett Flem.: 9/21/06 Fire Comm.:  
BCPC: 5/18/05 BCCD:  
Park & Rec.: 9/1/05 PennDOT:  
PennDEP: Module approved 1/26/07

**Timeline:** First Received: 8/17/06 Revised Plans: 1 Latest: 9/13/06  
Extensions: 1 on final Current Ext.: 90 days **Expiration: 6/11/07**  
**Deadlines for Action: Planning Commission: 6/7/07 Supervisors: 6/11/07**  
**Current Status: Redesigning to comply with new DEP stormwater criteria.**

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**Giant Food Store #50**

Type: Land Development – Fueling Facility  
Stage: Preliminary/Final Plan Preparer: J. Michael Brill & Associates  
Lots:  
Location: Spring Towne Center

**Reviews:** Twp. EPS: GVC: 7/5/06  
Gannett Flem.: 7/3/06 N/A Fire Comm.: Included in GVC comments  
BCPC: 7/11/06 BCCD: 8/4/06  
Park & Rec.: N/A PennDOT:  
PennDEP:

**Timeline:** First Received: 6/14/06 Revised Plans: Latest:  
Extensions: 4 Current Ext.: 171days **Expiration: 8/1/07**  
**Deadlines for Action: Planning Commission: 7/5/07 Supervisors: 7/23/07**  
**Current Status: Have not heard from applicant since they said they would redesign to satisfy the Township's issues.**

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