

**TOWNSHIP OF SPRING  
PLANNING COMMISSION AGENDA  
AUGUST 2, 2007**

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

PC Minutes: June 7, 2007, June 28, 2007

Supervisor Minutes:

Transportation Advisory Committee Report:

Infrastructure Committee Report:

**Glad Tidings Assembly of God**

Type: **Land Development Plan for Proposed Building Addition**

Stage: Final Plan Preparer: Stackhouse Bensinger, Inc.

Lots: 1

Location: South side of Snyder Road, between Van Reed Road and Yerger Boulevard

**Reviews:** Twp. EPS: 7/31/07 GVC: 6/27/07 (drainage)  
Gannett Flem.: 7/23/07(4<sup>th</sup>) 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: 7/12/07 Revised Plans: 0 Latest:

Extensions: 0 Current Ext.: N/A **Expiration: 10/31/07**

**Deadlines for Action: Planning Commission: 10/4/07 Supervisors: 10/22/07**

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**One Meridian Boulevard**

Type: **Land Development Plans**

Stage: Amended Final Plan Plan Preparer: McCarthy Engineering

Lots: 1

Location: Intersection of Paper Mill Road and Meridian Boulevard

**Reviews:** Twp. EPS: 7/31/07(2<sup>nd</sup>) GVC: 5/31/07 (stormwater mgmt.)  
Gannett Flem.: 7/9/07 (5<sup>th</sup>) Fire Comm.: (GVC letter)  
BCPC: 3/12/07 BCCD: 7/11/07 approved  
Park & Rec.: 5/2/07 PennDOT: TIS 4/4/07  
PennDEP: Mailer 7/6/06

**Timeline:** First Received: 2/8/07 Revised Plans: 3 Latest: 7/12/07

Extensions: 2 Current Ext.: 60 days **Expiration: 8/28/07**

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

**Time Extension must be approved 8/2/07.**

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**Reading Hospital – Post Acute Care Hospital**

Type: Land Development Plans

Stage: Preliminary Plans Plan Preparer: Bogia Engineering

Lots: 2 Commercial Lots (Hospital & Medical Office Building)

Location: Southeast corner of the intersection of Van Reed Road and Paper Mill Road  
(formerly Spring Ridge Professional Center)

**Reviews:** Twp. EPS: 8/1/07 GVC: 4/3/07(1<sup>st</sup>), 5/3/07 (access)  
7/20/07 (2<sup>nd</sup>-stormwater)  
Gannett Flem.: 7/9/07 (3<sup>rd</sup>) Fire Comm.: 4/3/07(GVC letter)  
BCPC: 5/30/07 BCCD: N/A  
Park & Rec.: 5/2/07 PennDOT: N/A  
PennDEP: N/A Other: 4/18/07(GVC to TAC)

**Conditional Use granted by Board of Supervisors on 5/29/07. Amended conditions regarding number of employees approved on 7/23/07.**

**Timeline:** First Received: 5/17/07 Revised Plans: 2 Latest: 7/12/07, 7/9/07(drainage)

Extensions: 0 Current Ext.: 0 **Expiration: 9/5/07**

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

**Waivers:** Recommended by PC on 6/28/07, BOS requested reconsideration:

- a. Section 1005(C) - Lot depth-to-width ratio for Lot no. 2
- b. Section 1007(F)(6)(b) - Maximum graded slope exceeding 3:1.
- c. Section 1007(I)(4)(c) - Basin bottom slope less than the min. 2%.

**Time Extension must be approved 8/2/07.**

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**Mogel/Kerns Subdivision**

Type: Subdivision  
Stage: Final 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: 8/2/07 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: Latest: 7/12/07  
Extensions: Current Ext.: 90 days **Expiration:** 10/24/07  
**Deadlines for Action: Planning Commission: 10/4/07 Supervisors: 10/22/07**

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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: 7/30/07  
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: 2 Latest: 7/2/07  
Extensions: 2 on final Current Ext.: 90 days **Expiration: 9/10/07**  
**Deadlines for Action: Planning Commission: 9/6/07 Supervisors: 9/10/07**

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**Zager Land Development/Drive-Thru Bank Kiosk**

Type: Land Development  
Stage: Variance Request Plan Preparer: SBI  
Lots:  
Location: NW side of Quarry Dr., Lots 21 through 27, Lakeside Park Development  
**Reviews:** Twp. EPS: 7/25/07 GVC:  
Gannett Flem.: Fire Comm.:  
BCPC: BCCD:  
Park & Rec.: PennDOT:  
PennDEP:  
**Timeline:** First Received: 6/29/07 Revised Plans: Latest:  
Extensions: Current Ext.: days **Expiration:**  
**Deadlines for Action: Planning Commission: Supervisors:**  
**Requested variance. Zoning Hearing scheduled for August 22, 2007.**

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**ST. Alban's E.C. – New Church Building**

Type: Land Development  
Stage: Sketch Plan Preparer: Rettew Associates  
Lots: 1  
Location: Existing church property, along Van Reed Rd., east of Wilshire Blvd.  
**Reviews:** Twp. EPS: 8/1/07 (2<sup>nd</sup>) GVC:  
Gannett Flem.: 7/23/07 Fire Comm.:  
BCPC: BCCD:  
Park & Rec.: PennDOT:  
o PennDEP:  
**Timeline:** First Received: 7/13/07 Revised Plans: Latest:  
Extensions: Current Ext.: days **Expiration:**  
**Deadlines for Action: Planning Commission: Supervisors:**



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**Holloway Property Minor Subdivision**

Type: **Subdivision**  
Stage: Final Plan Plan Preparer: Stackhouse Bensingler  
Lots: 2 plus residue  
Location: East side of Vinemont Road, 1600' south of Mohn's Hill Road  
**Reviews:** Twp. EPS: 7/19/07 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: 6/20/07  
Extensions: 2 Current Ext.: 30 days **Expiration: 8/14/07**  
**Deadlines for Action: Planning Commission: 8/2/07 Supervisors: 8/13/07**  
**Time Extension must be approved 8/2/07.**

**Waiver Request: Sec. 1004(K) Cartway Width from 33 feet to 20 feet**

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\*Contact H. Texter and S. Parsley\*

**Randy Brubaker Subdivision – BOS approved Conditional Use 6/25/07**

Type: **Minor Subdivision Plan**  
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: 1 Current Ext.: 90 days  
**Expiration: 11/1/07**  
**Deadlines for Action:** Plan  
**Planning Commission: 10/4/07**  
**Supervisors: 10/22/07**

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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: 1 Current Ext.: 60 days **Expiration: 9/10/07**  
**Deadlines for Action: Planning Commission: 9/6/07 Supervisors: 9/10/07**  
**Current Status: Applicant has discussed conceptual open space development layout.**

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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: 5 Current Ext.: 186 days **Expiration: 12/31/07**  
**Deadlines for Action: Planning Commission: 12/6/07 Supervisors: 12/27/07**

**Current Status: Met with applicant regarding potential relocation of gas station.**

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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: 6/7/07 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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