

**TOWNSHIP OF SPRING
PLANNING COMMISSION AGENDA
FEBRUARY 1, 2007**

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

PC Minutes: January 4, 2007

Supervisor Minutes: December 27, 2006; January 8, 2007

Transportation Advisory Committee Report: no report

Infrastructure Committee Report: January 2, 2007

Overlook Mountain - Revised Preliminary Plan: The proposed subdivision consists of 62 SF lots along the east side of Grings Hill Road between the developments of Grings Hill Estates and The Oaks. Rec'd revised plan 12/14/06. GVC comments rec'd 1/23/07. Fire Commission comments included in GVC comments. Gannett Fleming (mailed 12/14/06) comments rec'd 1/29/07. Park & Rec comments rec'd 12/29/04. Aaron Wozniak comments rec'd re: waiver requests 4/28/05. BCPC comments rec'd 1/19/05. BCCD comments rec'd _____. PADEP approval rec'd _____. *Revised waiver request for lot width to depth ratio requirement rec'd 1/30/07; previously requested waiver of vertical curve sight distance of 200 ft w/ installation of street light - no actions taken to date.*

(EXPIRATION DATE APRIL 4, 2007)

Tracey L. & James M. Levering - 18 Laird Street - Minor Subdivision Final Plan: Originally requested a waiver of the Subdivision and Land Development process. Two-lot minor subdivision is located in Springmont. Rec'd application and plan (1-25-07). GVC comments rec'd (1/3/07) 1/30/07. Gannett Fleming comments rec'd 1/18/07. Park/Rec comments rec'd 1-31-07. BCPC (sent 1/30/07) comments rec'd _____. BCCD comments rec'd _____. PADEP mailer sent on _____. PADEP approval rec'd on _____.

(EXPIRATION DATE MAY 1, 2007)

Wachovia Bank - Land Development - Preliminary/Final Plan: Proposed project is located at southeastern corner of the intersection of Paper Mill Road (S.R. 3021) and Broadcasting Road (T-702) in the PO/B Zoning District. Rec'd plan (11/7/06) 1/11/07. GVC comments rec'd (12/5/06) 1/29/07. Fire Commission comments included in GVC comments. Gannett Fleming comments rec'd (1/12/07). BCPC comments rec'd 11/20/06. BCCD comments rec'd 12/21/06. Planning module submitted to PADEP on 1/23/07. PADEP approval rec'd _____.

(EXPIRATION DATE MARCH 7, 2007)

Hafer Intervilla Subdivision - Preliminary/Final Plan: Purpose of plan to create one additional single-family residence utilizing public water and sewer. Rec'd plan (12/14/06) 1/11/07. GVC comments rec'd (1/3/07) 1/29/07. Fire Commissioner's comments are included in GVC comments. Gannett Fleming comments rec'd (1/11/07) 1/18/07. BCPC comments rec'd 1/9/07. BCCD comments rec'd _____. Planning Module Exemption Mailer sent to PADEP 1/31/07. PADEP approval rec'd on _____. *BOS approved waiver of scale on 1/8/07.*

(EXPIRATION DATE APRIL 4, 2007)

R. Weller Minor Subdivision - Final Plan: Proposed two-(2) lot subdivision on tract formerly known as the residue area of the Wheatfield Run Subdivision on Wheatfield Road. Rec'd plan (12/14/06) 1/11/07. GVC comments rec'd (1/2/07) 1/30/07. Fire Commissioner's comments are included in GVC comments. Park & Recreation comments rec'd 1/17/07. Gannett Fleming comments rec'd 12/28/06 - on-lot, no comment. BCPC comments rec'd _____. BCCD comments rec'd 1-11-07. PADEP approval rec'd _____. *Requests waivers of scale - 1' = 100'; lot width to depth ratio on Lot 1; curb/sidewalk requirements. No actions taken to date.*

(EXPIRATION DATE APRIL 4, 2007)

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Mogel/Kerns Subdivision - Preliminary Plan: Proposing six (6) lots plus annexation lot located east & west side of Chapel Hill Road approximately 350 ft. south of intersection at Wheatfield Road. All lots proposed for residential single family detached dwellings utilizing on site water and sewer facilities. Rec'd plan (11/15/06) 1/18/07. GVC comments rec'd (12/7/06) 1/31/07. Fire Commissioner's comments are included in GVC comments. Gannett Fleming (GVC mailed plan for their review of possible extension of sewer for connections). Park & Rec comments rec'd 11/20/06. BCPC comments rec'd 12/8/06. BCCD comments rec'd _____. PADEP approval rec'd _____.

(EXPIRATION DATE MARCH 7, 2007)

Wilson High School Classroom Addition - Preliminary/Final Plan: ***** no new plan submitted ***** Proposed building addition (6 classrooms). Rec'd plan (11/15/06) 12/14/06. GVC comments rec'd 12/5/06, 1/3/07, 1/30/07. Fire Commissioner's comments are included in GVC comments. Gannett Fleming comments rec'd 12/1/06. BCPC comments rec'd 12/7/06. BCCD comments rec'd 1-11-07. *BOS approved waivers of boundary survey and groundwater recharge/water quality provisions on 1/8/07.*

(EXPIRATION DATE MARCH 7, 2007)

*******New Plan received – not yet reviewed*******

Braun (annexation) Final Plan: This plan proposes subdivision including one parcel to be annexed onto the adjoining land owner in common deed and a residue parcel of 7.95 acres with existing house. Rec'd plan 1/30/07. GVC comments rec'd _____. Fire Commission comments included in GVC comments. Gannett Fleming () comments rec'd _____. Park & Rec comments rec'd _____. BCPC comments rec'd 1/19/05. BCCD comments rec'd _____. PADEP approval n/a.

(EXPIRATION DATE JUNE 1, 2007)

PENDING/NO NEW PLANS SUBMITTED

One Meridian Boulevard - Land Development - Sketch Plan: For review of concept for the revised land development of property located at the intersection of Paper Mill Road and Meridian Boulevard. Rec'd plan 12/14/06. GVC comments rec'd 1/4/07. Fire Commissioner's comments are included in GVC comments. Gannett Fleming comments rec'd (12/29/06) 1/8/07. PADEP approval rec'd _____.

(NO EXPIRATION DATE ON SKETCH PLAN)

Shiloh Hills Park - Land Development - Preliminary/Final Plan: Township is proposing to construct a public park on three parcels of land located along Sage Drive containing approximately 92+ acres. The Site is primarily located in Management District 93 of the Tulpehocken Creek Stormwater Management Plan and a smaller portion of the site is located in the Little Muddy Creek. Rec'd plan (6/29/06) 12/28/06. GVC comments rec'd 1/4/07. Fire Commission comments included in GVC comments. Gannett Fleming comments rec'd 7/26/06. Park & Rec comments not required. BCPC comments rec'd 7/26/06. BCCD comments rec'd _____.

(EXPIRATION DATE MAY 30, 2007)

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Bachman Minor Subdivision - Final Plan: Proposing Lots 1 and 2 as SF Semi-Detached and an existing SF detached dwelling. Rec'd plan (7/31/06)(10/12/06) 12/7/06. GVC comments rec'd (9/6/06) (10/4/06) 11/1/06. Fire Commissioner's comments are included in GVC comments. Gannett Fleming (10/30/06) 12/14/06. Park & Rec comments rec'd 8/16/06. BCPC mailed 8/15/06 for comments. BCCD comments rec'd _____. Rec'd Sewage Facilities Planning Module Application Mailer 12/14/06. PADEP approval rec'd _____.

(EXPIRATION DATE MARCH 1, 2007)

Grings Hill Estates Section 5 - Final Plan: The proposed subdivision consists of twelve (12) SF lots (10 + 2 existing) along Grings Hill Rd. Rec'd plan (8/17/06) 9/13/06. GVC comments rec'd (9/7/06) 10/4/06. GVC Stormwater Management comments rec'd 6/5/06. GVC comments rec'd 10/12/06 re: Existing Detention Basin. **Drainage Plan** rec'd (8/17/06) **Revised** rec'd 9/13/06. Park & Rec comments rec'd 9/1/05. Gannett Fleming comments rec'd (8/28/06) 9/21/06. BCPC comments rec'd 5/18/05. BCCD comments rec'd _____. PADEP module approval rec'd 1/26/07. PADEP approval rec'd _____.

(EXPIRATION DATE MARCH 12, 2007)

Weis Store #175 - Land Development - Final Plan: Proposed shopping center situate at the northwest corner of West Wyomissing Blvd. and Revere Blvd. (S.R. 724) in the Planned Office/Business (PO/B) Zoning District. Rec'd plan (8/17/06) 9/14/06. GVC comments rec'd (5/2/06) (6/1/06) (7/5/06)(9/7/06) 10/4/06. Fire Commissioner's comments are included in GVC comments. Gannett Fleming comments rec'd (4/25/06) (6/30/06) (9/28/06) (10/30/06) 11/13/06. Park & Rec comments rec'd 8/21/06. BCPC comments rec'd 5/10/06. BCCD comments rec'd _____. PADEP approval rec'd _____.

(EXPIRATION DATE MARCH 6, 2007)

Evergreen Hill Estates (formerly known as Weber Subdivision) - Final Plan: Proposing ten (10) single-family dwellings with on-site sewer & water systems located along Gelsinger Road. Rec'd plan (1/12/06) (5/11/06) 6/15/06. GVC comments rec'd (1/31/06) 6/1/06. Fire Commissioner's comments are included in GVC comments. Park & Rec comments rec'd 9/21/05. BCPC comments rec'd 2/25/05. BCCD comments rec'd 7/11/06. Rec'd Declaration of Planned Community documents 10/18/06. PADEP approval rec'd _____.

(EXPIRATION DATE APRIL 28, 2007)

Giant Food Store #50 - Spring Towne Center - Land Development - Preliminary/Final Plan: Rec'd plan for Fueling Facility on 6/14/06. GVC comments rec'd 7/5/06. Fire Commissioner's comments are included in GVC comments. Park & Rec comments not required. Gannett Fleming comments rec'd 7/3/06 - N/A. BCPC comments rec'd on 7/11/06. BCCD comments rec'd 8/4/06. **APPLICANT REQUESTED A CONTINUANCE FOR SPECIAL EXCEPTION/VARIANCE BEFORE THE ZHB. NOT YET RESCHEDULED.**

(EXPIRATION DATE FEBRUARY 11, 2007)

Daniel & Mary Beth Nelis - Appeal from Zoning Officer: Property is located at 2129 Spring Street. The Zoning Officer issued a Notice that the dwelling unit was converted to a two-family dwelling without the required zoning permits. The application is unclear as to the intent of this request. Rec'd application 12/27/06. **This Appeal is scheduled before the Zoning Hearing Board on Wednesday, February 14, 2007 at 7:00 p.m.**

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Holloway Property Minor Subdivision - Final Plan: Proposing two (2) lot plus residue subdivision consists of 26.783 acreage on east side of Vinemont Rd. & 1600' south of Mohns Hill Road. Rec'd plan 9/14/06. GVC comments rec'd 10/2/06. Fire Commissioner's comments are included in GVC comments. Gannett Fleming N/A. Park & Rec comments rec'd 9/22/06. BCPC comments rec'd 10/12/06. BCCD REC'D ____.

(EXPIRATION DATE APRIL 3, 2007)

FYI - WAL-MART CONDITIONAL USE HEARING WAS CONTINUED ON WEDNESDAY, JANUARY 31, 2007 AT 7:00 P.M. AT THE FIRE STATION

NEXT CU HEARING IS SCHEDULED FOR THURSDAY, MARCH 8, 2007, 7:00 P.M. AT THE FIRE STATION.