

**TOWNSHIP OF SPRING
PLANNING COMMISSION AGENDA
APRIL 5, 2007**

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

PC Minutes: March 1, 2007

Supervisor Minutes:

Transportation Advisory Committee Report:

Infrastructure Committee Report:

Hafer Intervilla Subdivision - Preliminary/Final Plan: DRAINAGE ISSUES. REAFFIRM PLANS. Purpose of plan to create one additional single-family residence utilizing public water and sewer. Rec'd plan (12/14/06) 1/11/07, 2/6/07, 3/19/07. GVC comments rec'd (1/3/07) 1/29/07, 2/28/07. 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 _____. *BOS granted waiver of scale on 1/8/07. BOS approved waiver of lot width to depth ratio 2/12/07.* DEP approval 3/1/07. BOS DID NOT APPROVE FINAL PLAN 3/12/07.

(EXPIRATION DATE MAY 4, 2007)

Reading Hospital – Long Term Acute Care Facility – Conditional Use: Application and plans rec'd. 2/26/07. Located on the southeast corner of the intersection of Van Reed Road and Paper Mill Road. (formerly Spring Ridge Professional Center) Gannett Fleming comment letter rec'd 3/20/07. **Conditional Use Hearing scheduled for April 9, 2007, 8:30 p.m.**

Evergreen Hill Estates (formerly known as Weber Subdivision) - Final Plan: Proposing ten (10) single-family dwellings with on-site sewer & water systems located along Gelsing Road. Rec'd plan (1/12/06) (5/11/06) 6/15/06, 3/15/07. 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)

Glad Tidings Assembly of God - Proposed Building Addition – Preliminary Plan: Located along Snyder Road and north of its intersection with Van Reed Road. Preliminary plan rec'd 2/8/07, revised preliminary 3/15/07. GVC comments rec'd 2/28/07. Fire Marshall & Chief comments _____. Gannett Fleming comments rec'd 2/23/07, 3/27/07. BCPC comments rec'd 3/15/07. No Park & Rec required.

(EXPIRATION DATE 5/29/07)

One Meridian Boulevard - Land Development – Final Amended PRD Plan: For review of concept for the revised land development of property located at the intersection of Paper Mill Road and Meridian Boulevard. Amended Final PRD plan rec'd 2/8/07, 3/15/07. GVC comments rec'd 2/28/07. Fire Commissioner's comments are included in GVC comments. Gannett Fleming comments rec'd 2/23/07. PADEP approval rec'd ____, BCPC comments rec'd. 3/15/07.

(EXPIRATION DATE 5/29/07)

Braun Annexation/Minor Subdivision - Final Plan: This plan proposes a two-lot subdivision including a residue parcel of 7.95 acres with existing house and one parcel to be annexed onto the adjoining land owner in common deed. Rec'd plan 1/30/07, 3/15/07. GVC comments rec'd 2/28/07. Fire Commission comments included in GVC comments. Gannett Fleming () comments rec'd _____. Park & Rec comments rec'd _____. BCPC comments rec'd 1/19/05, 3/5/07. BCCD comments rec'd _____. PADEP approval n/a. SEO investigate sanitary system.

(EXPIRATION DATE JUNE 1, 2007)

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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, 3/15/07. 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 ____.

WAIVER REQUEST

(EXPIRATION DATE JULY 3, 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 _____. 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 rec'd 4/28/05 – no action taken to date.*

(EXPIRATION DATE JULY 9, 2007)

R. Weller Minor Subdivision - Final Plan: Proposed two-(2) lot subdivision on a 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(gave 1/11/07). 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 (gave 1/11/07). BCPC mailed (12/15/06) comments rec'd _____. BCCD comments rec'd 1-11-07. PADEP approval rec'd ____.

(EXPIRATION DATE JULY 4, 2007)

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, 3/15/07. GVC comments rec'd 12/7/06. 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 JUNE 7, 2007)

David M. Causa, DDS Office – Rt. 724 – Waiver of Land Development

Ferroreli Pizza – Waiver of Land Development

PENDING/NO NEW PLANS SUBMITTED

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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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 JUNE 11, 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 2/1/07. PennDOT HOP comments rec'd 2/26/07.

(EXPIRATION DATE MAY 5, 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 RESCHEDULED AT THIS TIME.**

(EXPIRATION DATE AUGUST 1, 2007)

FYI - WAL-MART - NEXT CU HEARING IS SCHEDULED FOR APRIL 19, 2007, 7:00, AT THE CENTRAL FIRE STATION.