

**TOWNSHIP OF SPRING  
PLANNING COMMISSION AGENDA  
MAY 3, 2007**

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

PC Minutes: April 5, 2007

Supervisor Minutes:

Transportation Advisory Committee Report:

Infrastructure Committee Report:

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**Reading Hospital – Post Acute Care Hospital**

Type: **Conditional Use Request**

Stage: Site Plan 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: 5/1/07 GVC: 4/3/07(1<sup>st</sup>)  
Gannett Flem.: 3/19/07(1<sup>st</sup>) Fire Comm.: 4/3/07(GVC letter)  
BCPC: N/A BCCD: N/A  
Park & Rec.: 5/2/07 PennDOT: N/A  
PennDEP: N/A Other: 4/18/07(GVC to TAC)

**Conditional Use Hearing continued to May 10, 2007 at 6:30 p.m.**

**Timeline:** First Received: 2/26/07 Revised Plans: 2 Latest: 4/19/07

Extensions: N/A Current Ext.: N/A **Expiration: N/A**

**Deadlines for Action: Planning Commission: 5/3/07 Supervisors: N/A**

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**Hofmann Tract Offices**

Type: **Land Development**

Stage: Sketch Plan Plan Preparer: McCarthy Engineering

Lots: 1 lot with 9 proposed office buildings

Location: Between Shillington Road and Dwight Street and between Norfolk Southern Railroad  
and Garfield Avenue

Reviews: Twp. EPS: 4/30/07 GVC: N/A  
Gannett Flem.: 4/27/07 Fire Comm.: EPS \*\*\*\*\* (letter) N/A  
BCPC: \*\*\*\*\* BCCD: \*\*\*\*\*  
Park & Rec.: 5/2/07 PennDOT: N/A  
PennDEP: N/A

**Timeline:** First Received: 4/12/07 Revised Plans: 0 Latest: N/A

Extensions: 0 Current Ext.: 0 days **Expiration: 8/1/07**

**Deadlines for Action: Planning Commission: 7/5/07 Supervisors: 7/23/07**

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**Spring Towne Center Office**

Type: **Subdivision and Land Development**

Stage: Final Plan Plan Preparer: John Hoffert Surveying

Lots: 2 (Office building lot & residue for the existing shopping center)

Location: Hillvale Avenue, behind Commerce Bank

Reviews: Twp. EPS: 4/30/07 GVC: N/A  
Gannett Flem.: 5/1/07 Fire Comm.: \*\*\*\*\* (EPS letter)  
BCPC: \*\*\*\*\* BCCD: \*\*\*\*\*  
Park & Rec.: 5/2/07 PennDOT: N/A  
PennDEP: N/A

**Timeline:** First Received: 4/19/07 Revised Plans: 0 Latest: N/A

Extensions: 0 Current Ext.: 0 days **Expiration: 8/1/07**

**Deadlines for Action: Planning Commission: 7/5/07 Supervisors: 7/23/07**

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**Randy Brubaker Subdivision**

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: 5/1/07 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: 0 Latest: N/A  
Extensions: 0 Current Ext.: 0 days **Expiration: 8/1/07**  
**Deadlines for Action: Planning Commission: 7/5/07 Supervisors: 7/23/07**

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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: 5/2/07  
GVC: 2/1/07 Gannett Fleming:  
BCPC: 4/26/07 Fire Comm.:  
Park & Rec:  
PennDEP: BCCD:  
**Timeline:** First Received: 4/12/07 Revised Plans: Latest:  
Extensions: Current Ext.: days **Expiration:**  
**Deadlines for Action: Planning Commission 7/5/07 Supervisors: 7/9/07**

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**One Meridian Boulevard**

Type: **Land Development Plan**  
Stage: Amended Final Plan Plan Preparer: McCarthy Engineering  
Lots: 1  
Location: Intersection of Paper Mill Road and Meridian Boulevard  
**Reviews:** Twp. EPS: 5/2/07 GVC: 4/4/07(2<sup>nd</sup>), 5/3/07 (stormwater mgmt.)  
Gannett Flem.: 4/27/07(3rd) Fire Comm.: (GVC letter)  
BCPC: 3/12/07 BCCD: \*\*\*\*\*  
Park & Rec.: 5/2/07 PennDOT: TIS 4/4/07  
PennDEP: Mailer 7/6/06  
**Timeline:** First Received: 2/8/07 Revised Plans: 2 Latest: 4/12/07  
Extensions: 0 Current Ext.: 0 days **Expiration: 5/30/07**  
**Deadlines for Action: Planning Commission: 5/3/07 Supervisors: 5/28/07**

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**One Meridian Boulevard – Restaurant Area**

Type: Amendment to Tentative Plan  
Stage: Tentative Plan Plan Preparer: McCarthy Engineering  
Lots: 1  
Location: (Same as above)  
**Timeline:** First Received: 4/12/07 Revised Plans: Latest:  
**Deadlines for Action: Planning Commission: 6/7/07 Supervisors 6/11/07**

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**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: 0 Current Ext.: 0 days **Expiration: 5/30/07**  
**Deadlines for Action: Planning Commission: 5/3/07 Supervisors: 5/28/07**

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**Braun Annexation**

Type: **Minor Subdivision**  
Stage: Final Plan Plan Preparer: John Hoffert Surveying  
Lots: 2 (residue plus annexation lot)  
Location: North side of Mail Route Road, ½ mile to the east of intersection with Fritztown Road  
**Reviews:** Twp. EPS: 5/3/07 GVC: 2/27/07(1<sup>st</sup>)  
Gannett Flem.: N/A Fire Comm.: N/A  
BCPC: 3/5/07 BCCD: N/A  
Park & Rec.: 5/2/07 PennDOT: N/A  
PennDEP: N/A  
**Timeline:** First Received: 1/30/07 Revised Plans: 2 Latest: 4/16/07  
Extensions: 0 Current Ext.: 0 days **Expiration: 6/1/07**  
**Deadlines for Action: Planning Commission: 5/3/07 Supervisors: 5/14/07**  
**Extension of Time Request until 9/10/07 must be approved**

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**Holloway Property Minor Subdivision**

Type: **Subdivision**  
Stage: Final Plan Plan Preparer: Stackhouse Bensinger  
Lots: 2 plus residue  
Location: Between Shillington Road and Dwight Street and between Norfolk Southern Railroad and Garfield Avenue  
**Reviews:** Twp. EPS: \*\*\*\*\* 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.: 9/22/06 PennDOT: N/A  
PennDEP: N/A  
**Timeline:** First Received: 9/14/06 Revised Plans: 1 Latest: 3/15/07  
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: 5/1/07 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: 2 Latest: 4/12/07  
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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**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: 4/30/07 GVC: 4/4/07  
Gannett Flem.: N/A Fire Comm.: Included in GVC comments  
BCPC:12/7/06 BCCD: 2/9/07  
Park & Rec.: 11/20/06 PennDOT:  
PennDEP:  
**Timeline:** First Received: 11/15/06 Revised Plans: 2 Latest: 3/15/07  
Extensions: 1 Current Ext.: 90days **Expiration: 6/7/07**  
**Deadlines for Action: Planning Commission: 5/3/07 Supervisors: 5/29/07**  
**Extension of Time Request until 9/7/07 must be approved**

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**GREENWAYS AND TRAILS COMMITTEE**

**PENDING/NO NEW PLANS SUBMITTED**

**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**

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**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

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7/26/06. Park & Rec comments not required. BCPC comments rec'd 7/26/06. BCCD comments rec'd \_\_\_\_\_. Fire Commissioner review letter re water service plans, rec'd 4/20/07.

**(EXPIRATION DATE MAY 30, 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 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 7/4/07)**

**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 MAY 24, 2007, 7:00, AT THE CENTRAL FIRE STATION.**