

**TOWNSHIP OF SPRING
PLANNING COMMISSION AGENDA
June 28, 2007**

Workshop cancelled. PC meeting of 7/5/07 rescheduled to 6/28/07.

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

PC Minutes: June 7, 2007

Supervisor Minutes:

Transportation Advisory Committee Report:

Infrastructure Committee Report:

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: 6/27/07 GVC: 4/3/07(2nd), drainage 6/27/07

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 1 Latest: 6/14/07

Extensions: 2 Current Ext.: 90 days **Expiration: 8/29/07**

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

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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: 12/14/06 Revised Plans: 4 Latest: 6/14/07 & Wheatfield Run

Extensions: 1 Current Ext.: 90days **Expiration: 10/4/07**

Deadlines for Action: Planning Commission: 9/6/07 Supervisors: 9/24/07

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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: 6/6/07 GVC: 4/4/07(2nd), 5/31/07 (stormwater mgmt.)

Gannett Flem.: 6/27/07 (4th) 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: 1 Current Ext.: 60 days **Expiration: 7/10/07**

Deadlines for Action: Planning Commission: 7/5/07 Supervisors: 7/9/07

Time extension must be approved 6/28/07.

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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: 6/27/07 GVC: 4/3/07(1st), 5/3/07 (access)
6/26/07 (stormwater)
Gannett Flem.: 6/27/07 (2nd) 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

Timeline: First Received: 5/17/07 Revised Plans: 1 Latest: 6/14/07
Extensions: 0 Current Ext.: 0 **Expiration: 9/5/07**
Deadlines for Action: Planning Commission: 8/2/07 Supervisors: 8/27/07

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Weis Store #175

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: 6/28/07 GVC: 10/4/06, stormwater 6/27/07
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: 5 Current Ext.: 90days **Expiration: 10/2/07**
Deadlines for Action: Planning Commission: 9/6/07 Supervisors: 9/24/07

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Holloway Property Minor Subdivision

Type: **Subdivision**
Stage: Final Plan Plan Preparer: Stackhouse Bensinger
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(2nd)
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

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PENDING/NO NEW PLANS SUBMITTED

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: 0 Current Ext.: 0 days
Expiration: 8/1/07 (Plan)
Deadlines for Action:

Planning Commission:	Plan
Supervisors:	7/5/07
	7/23/07

Time extension must be approved 6/28/07.

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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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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: 2 on final Current Ext.: 90 days **Expiration: 9/10/07**
Deadlines for Action: Planning Commission: 9/6/07 Supervisors: 9/10/07
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: Met with applicant regarding potential relocation of gas station.
Time extension must be approved 6/28/07.

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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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