

**TOWNSHIP OF SPRING  
PLANNING COMMISSION AGENDA  
September 6, 2007**

**Workshop and Meeting**

Attendance: Bliudzius, Dallas, Ehrlich, Gibbs, Keating, Oswald, Ulrich  
PC Minutes: June 28, 2007, August 2, 2007  
Supervisor Minutes:  
Transportation Advisory Committee Report:  
Infrastructure Committee Report:

**Grings Hill Estates Section 5 – Final Plan**

Type: **Subdivision - Land Development**  
Stage: Final Plan Plan Preparer: EKI  
Lots: 12 SFDD plus 2 existing  
Location: Grings Hill Road, opposite Hearthstone Lane  
**Reviews:** Twp. EPS: N/A GVC: 9/6/07  
Gannett Flem.: 8/23/07 Fire Comm.:  
BCPC: 5/18/05 BCCD: 8/14/07 (comments)  
Park & Rec.: 9/1/05 PennDOT: N/A  
PennDEP: Module approved 1/26/07  
**Timeline:** First Received: 8/17/06 Revised Plans: 3 Latest: 8/15/07  
Extensions: 2 on final Current Ext.: 90 days **Expiration: 9/10/07**  
**Deadlines for Action: Planning Commission: 9/6/07 Supervisors: 9/10/07**  
**Time extension must be approved 9/6/07.**

.....  
**Glad Tidings Assembly of God**

Type: **Land Development Plan for Proposed Building Addition**  
Stage: Final Plan Preparer: Stackhouse Bensing, Inc.  
Lots: 1  
Location: South side of Snyder Road, between Van Reed Road and Yerger Boulevard  
**Reviews:** Twp. EPS: 9/5/07 GVC: 9/4/07 (Stormwater)  
Gannett Flem.: 8/23/07 (5<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: 1 Latest: 8/16/07  
Extensions: 0 Current Ext.: N/A **Expiration: 10/31/07**  
**Deadlines for Action: Planning Commission: 10/4/07 Supervisors: 10/22/07**

.....  
**Holloway Property Minor Subdivision**

Type: **Subdivision**  
Stage: Final Plan Plan Preparer: Stackhouse Bensing  
Lots: 2 plus residue  
Location: East side of Vinemont Road, 1600' south of Mohn's Hill Road  
**Reviews:** Twp. EPS: 9/5/07 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: 2 Latest: 8/16/07  
Extensions: 3 Current Ext.: 60 days **Expiration: 10/14/07**  
**Deadlines for Action: Planning Commission: 10/4/07 Supervisors: 10/9/07**  
**Waiver Request: Sec. 703(D)(1) Existing contours on residue portion of Lot 1**  
**Waiver Request: Sec. 1004(N) 1350-foot cul-de-sac road exceeds 1300-ft**  
**Waiver Request: Sec. 1004(K) & (Q) Cartway Width from 33 feet to 20 feet**  
.....

**TOWNSHIP OF SPRING  
PLANNING COMMISSION AGENDA  
September 6, 2007**

**R. Weller Minor Subdivision**

Type: **Land Development**  
Stage: Final Plan Preparer: John Hoffert Surveying  
Lots: 2  
Location: On a tract formerly identified as the residue area of the Wheatfield Run Subdivision along Wheatfield Road.  
**Reviews:** Twp. EPS: 9/6/07 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: 9/5/07  
Extensions: 1 Current Ext.: 90days **Expiration: 10/4/07**  
**Deadlines for Action: Planning Commission: \* Supervisors: 9/24/07**  
**\* PC recommended conditional approval of Weller and Wheatfield Run Plans on 6/28/07, Plans need PC Signatures.**

.....  
**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: 9/5/07 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: 7/12/07 Revised Plans:2 Latest: 8/29/07  
Extensions: Current Ext.: 90 days **Expiration: 10/24/07**  
**Deadlines for Action: Planning Commission: 10/4/07 Supervisors: 10/22/07**

.....  
**Reading Hospital – Post Acute Care Hospital**

Type: **Subdivision and Land Development Plans**  
Stage: Final 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: 9/5/07 GVC: 9/4/07(3<sup>rd</sup>-stormwater)  
Gannett Flem.: 8/23/07 (5th) Fire Comm.: 4/3/07(GVC letter)  
BCPC: 5/30/07 BCCD: -  
Park & Rec.: 5/2/07 PennDOT: -  
PennDEP: - Other: 4/18/07(GVC to TAC)  
**Timeline:** First Received: 8/16/07 Revised Plans: 0 Latest: -  
Extensions: 0 Current Ext.: 0 **Expiration: 11/14/07**  
**Deadlines for Action: Planning Comm.: 11/1/07 Supervisors: 11/13/07**  
**Waivers: Granted by BOS on 8/13/07:**

- 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%.

.....  
**Imbesi Variance Application – 2303 Gring Drive – Swimming Pool – Zoning**  
Hearing was held on 9/5/07, prior to the Planning Commission meeting.  
.....

**TOWNSHIP OF SPRING  
PLANNING COMMISSION AGENDA  
September 6, 2007**

**PENDING/NO NEW PLANS SUBMITTED**

**Weis Store #175**

Type: **Land Development – Shopping Center**  
Stage: Final Plan Plan Preparer: McCarthy Engineering  
Lots: 1  
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.: 7/9/07(5<sup>th</sup>) Fire Comm.: Included with GVC comments  
BCPC: 5/10/06 BCCD: 8/20/07 Phase I review  
Park & Rec.: 8/21/06 PennDOT: comments 7/26/07  
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**  
**Time extension must be approved 9/6/07.**

.....  
\*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: Planning Commission: 10/4/07 Supervisors: 10/22/07**

.....  
\*Contact John Shearer

**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 and is currently working on drainage design.**  
**Time extension must be approved 9/6/07.**

.....  
**Hofmann Tract Offices:** GVC review letter – Traffic Impact Study – received  
7/23/07. **No plans currently pending before Planning Commission.**

**TOWNSHIP OF SPRING  
PLANNING COMMISSION AGENDA  
September 6, 2007**

**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.**

.....  
**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.: 8/24/07(3<sup>rd</sup>) 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**  
.....