

PLANNING COMMISSION



TOWNSHIP OF SPRING

BERKS COUNTY, PA

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MEETING MINUTES

NOVEMBER 1, 2007

Chairman Oswald called the regularly scheduled public meeting of the Planning Commission to order at 7:00 p.m., in the Meeting Room of the Township of Spring Municipal Building, 2800 Shillington Road, Cornwall Terrace, Berks County, Pennsylvania.

The following Planning Commission members were in attendance: James Oswald, Stephen Gibbs, John Dallas, Ronald Keating, Barry Ulrich, Sarah Ehrlich and Peter Bliudzius. Also in attendance were: James Lillis, Esquire, Solicitor; James Moll, Engineering and Planning Manager, Fire Commissioner Schach, and Sheryl Kressler, Township Secretary. Visitors in attendance were: Craig Peifer, William Hanson, Jim Pilkerton, Don Kuser, Scott Miller, Joe Thomas, John Warker, Floyd Miller, Janice Miller, Paul Mosser, Kent Windham, Jerry Corcoran, Nicole Greenway, Claude Mervine, Richard Blaha, John Shearer, Steve Pradon, Karen Krater, Jeff Chapman, Ned Gehris, James Ruth, Greg Ganikon, Gregg Bogia, Dick Mable and John Roland, Esquire.

Minutes: A motion was made by Mrs. Ehrlich, second by Mr. Keating, approving the Minutes of October 4, 2007. Upon roll call, all members present voted affirmatively with the exception of Mr. Dallas, who abstained.

Board of Supervisors: Mr. Dallas updated the Planning Commission members on actions taken by the Board of Supervisors of particular interest to the Planning Commission.

Transportation Advisory Committee: No report.

Infrastructure Committee: No report

SALDO Committee: Committee will meet in 2008.

Greenways and Trails Committee: Mr. Ulrich reported that the Committee is working on the Shoener Lake Park and trails project. A volunteer is needed from the Planning Commission to attend meetings on the third Wednesday of each month, 3:00 p.m., at the Municipal Building.

Reading Hospital – Post Acute Care Hospital - Final Plan: (Gregg Bogia, Dick Mable, John Roland, Esq.)

All outstanding issues with the Planning Commission having been resolved, a motion was made by Mr. Ulrich, second by Mr. Bliudzius, to recommend that the Board of Supervisors approve the final plan for the Reading Hospital, Post Acute Care Hospital. Upon roll call, all members voted affirmatively. (EPS review letter, dated October 30, 2007, attached.)

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Overlook Mountain – Revised Preliminary Plans: (Donald Kuser, Jim Pilkerton) (GVC review letter, dated November 1, 2007, attached.) Mr. Pilkerton described the recent submission for Overlook Mountain, which provides approximately 47 acres of open space surrounding 62 lots, in accordance with the cluster type developments required in the new Zoning Ordinance. He explained that the homes located at the entranceway would avoid the steep slopes issue and provide a gate-keeper effect. Mr. Oswald questioned the gate-keeper concept, and Mr. Kuser offered to review it again. Solicitor Lillis clarified that the plan was submitted under the new Zoning Ordinance, and that the applicant intends to comply with all aspects of the new Zoning Ordinance. It was agreed that the applicant would withdraw the previous plan, re-submit the new plan, and, as a result, obtain 90 days to resolve issues. A video, provided by the applicant, will be shown at a future Planning Commission workshop. Although the new plan has more positive aspects than the previous plan, residents voiced their concerns with regard to updating appropriate documentation, protecting open space, water run-off and traffic control.

Spring Towne Center Office: (Nicole Greenway) In accordance with Mr. Moll's review letter, dated October 31, 2007, attached, there are impervious cover questions and plan inconsistencies associated with the Spring Towne Center Office preliminary plan. Ms. Greenway will schedule a meeting with Mr. Moll to discuss these matters. In addition, The Township Engineering and Planning Department intends to contact FEMA to ensure that the proper procedure has been followed in determining the floodplain boundary.

Chapman – 101 Forrest Drive (Greenhouse): (Jeff Chapman) (EPS memorandum, dated November 1, 2007, attached.) Mr. Chapman has requested a waiver of land development for construction of a 15,000 square foot greenhouse on 10 acres of property, located at 101 Forrest Drive. He has currently made a full application with the Codes Department for a building permit. A motion was made by Mr. Ulrich, second by Mr. Keating, recommending that the Board of Supervisors waive the requirement for a land development plan, and proceed with the building permit, with the following conditions:

1. That the proposal would not result in any increase or concentration in stormwater runoff generated on the property.
2. That appropriate erosion and sediment pollution control measures will be employed during the construction process.
3. That the outdoor storage of materials will be in conformance with the provisions of Section 510.
4. That the operation would not create any adverse impacts in regard to noise, dust dirt, odors or light, Sections 512, 513 and 514.
5. That adequate off-street loading area(s) will be provided, Section 705.

Upon roll call, all members voted affirmatively with the exception of Mr. Bliudzius, who voted no.

Lakeside Park 2: (Michael Hartman) (EPS review letter, dated October 30, 2007, attached.) The applicant has submitted plans to subdivide the property into four (4) lots. Mr. Moll pointed out that the plans do not include a design for the proposed road. The applicant intended to defer design of the infrastructure pursuant to individual land development plans. However, the Planning Commission requested that a design for the road be submitted.

Beetel Property – Lot Line Adjustment: (Scott Miller) Located between Arrowhead Drive and Old Fritztown Road, this project is a lot line adjustment whereby a 0.94 acre parcel would be annexed from Lot No. 47 (Parcel #1), in the Oaks Subdivision, to Lot No. 50 (Parcel #2). Mr. Moll suggested that the applicant attend the next Infrastructure Committee

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meeting to discuss dedication of the private sewer line to the Township. All other issues having been resolved, a motion was made by Mr. Gibbs, second by Mrs. Ehrlich, recommending that the Board of Supervisors approve the Beetel Property Lot Line Adjustment plan. Upon roll call, all members voted affirmatively.

Holiness Campgrounds: (Karen Krater) (EPS review letter, dated October 30, 2007, attached.) The site of this proposed commercial campground is a 4.7 acre parcel on the northern corner of the intersection of Kocher Road and Mohns Hill Road. The site includes several existing structures and was formerly used as a church retreat center. A Special Exception will be required from the Zoning Hearing Board in order to allow for a non-public, outdoor recreation use in the RHA zoning district. There are additional zoning issues to address, as well, prior to further consideration by the Planning Commission.

Township of Spring – Municipal Campus Expansion – Waiver Request: (Jim Moll) (EPS review letter, dated November 1, 2007, attached.) A motion was made by Mr. Dallas, second by Mrs. Ehrlich, recommending that the Board of Supervisors grant a waiver of **Section 503 (C)(B)(2)**, permitting a scale of 1" = 40' (showing greater detail) rather than the specified scale of 1" = 50'. Upon roll call, all members voted affirmatively.

Shade Zoning Appeal: The Township Zoning Officer denied a building permit for a home on property along Old Lancaster Pike, and the decision is being appealed. Mr. Moll explained that there are three (3) parcels of land with approximately 3 + acres in the 5-acre RHA zoning district. The middle lot was sold and construction has begun. He further informed the Planning Commission that when there are contiguous properties, which do not meet the lot size requirement, they can be considered as one parcel. Following discussion, a motion was made by Mr. Ulrich, second by Mr. Gibbs, recommending that the Zoning Hearing Board uphold the 5-acre RHA zoning classification. Upon roll call, all members voted affirmatively. Solicitor Lillis will prepare a letter to the Zoning Hearing Board.

Prospectus Associates, Inc. – Group Home – 1800 Reading Boulevard: (EPS memorandum, dated October 22, 2007, attached.) This property is completely wooded, 40' wide and 150 feet deep, and is located within the Urban Zoning District where a group home is listed as a special exception use. A special exception application has been submitted to the Zoning Hearing Board. Mr. Moll reviewed several points in his memorandum pertaining to the proposed parking lot and drainage issues. Additional information from the applicant is required. A motion was made by Mr. Dallas, second by Mr. Gibbs, recommending that the Zoning Hearing Board give full consideration to all comments included in the Engineering and Planning Services memorandum, dated October 22, 2007, and the comment letter from the Borough of Wyomissing, dated July 27, 2007. Upon roll call, all members present voted affirmatively.

Trout – Agricultural Security Area: An application was received for the Trout property (2 parcels), along Grings Hill Road, to be included in the Township Agricultural Security Area. According to the Berks County Planning Commission comment letter, dated October 18, 2008, the property is located in a designated growth area on the County Future Land Use Plan. Mr. Moll stated this is a guide and not a regulation. The Solicitor will clarify ownership, since one of the applicants is deceased. A motion was made by Mr. Bliudzius, second by Mr. Gibbs, recommending that the Board of Supervisors approve the application allowing the Trout property to be included in the Agricultural Security Area. Upon roll call, all members voted affirmatively.

Holloway Minor Subdivision – Final Plan: (Scott Miller) Signed, sealed and notarized plans having been received by the Township, a motion was made by Mr. Gibbs, second by Mr. Bliudzius, recommending that the Board of Supervisors approve the Holloway Minor Subdivision Final Plan. Upon roll call, all members voted affirmatively.

Glad Tidings Assembly of God – Building Addition - Final Plan: (Scott Miller) Mr. Miller verified that the E&S letter has been received and the plans are signed, sealed and notarized. A motion was made by Mr. Gibbs, second by Mr. Bliudzius, to recommend that the Board of Supervisors approve the Glad Tidings Assembly of God land development plan. Upon roll call, all members voted affirmatively.

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Grings Hill Estates, Section 5 – Final Plan: Revised plans were not submitted in time for review at this meeting.

Weis Markets, Inc. - Store #175 – Final Plan: A motion was made by Mr. Dallas, second by Mrs. Ehrlich, recommending that the Board of Supervisors grant an extension of time to February 12, 2007. Upon roll call, all members voted affirmatively with the exception of Mr. Gibbs and Mr. Keating, who voted no. Correspondence was received from Mr. Seitz in support of the request for a time extension citing reasons beyond control of the applicant.

OPEN TO THE FLOOR:

William Hanson – Community Library: Chairman Oswald referred Mr. Hanson's question regarding the progress of the community library, to the Board of Supervisors being that the library has not been before the Planning Commission to date.

Ned Gehris – Reserve at Springton: Residents of the Reserve at Springton continue to be concerned about development of the property at the intersection of Broadcasting and Paper Mill Roads (former WalMart site). Mr. Gehris requested that the Township continue the good work and limit traffic through the area.

There being no further business, Chairman Oswald adjourned the meeting at 8:55 p.m.

Barry W. Ulrich, Secretary