

PLANNING COMMISSION



TOWNSHIP OF SPRING

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MEETING MINUTES DECEMBER 6, 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 and Peter Bliudzius. Sarah Ehrlich did not attend. Also in attendance were: James Lillis, Esquire, Solicitor; James Moll, Engineering and Planning Manager and Sheryl Kressler, Township Secretary. Visitors in attendance were: William Hanson, Larry Texter, Herbert Texter, Sandra Parsley, Jerry Corcoran, Joe Thomas, Kerry Eck, Charles Courtney, Tim Diehl, Kim Berry, Karen Krater, John Shearer, Greg Ganikon, Mr. Bowman, Richard Angstadt and Earl Felty.

Minutes: A motion was made by Mr. Gibbs, second by Mr. Keating, approving the Minutes of November 1, 2007. Upon roll call, all members present voted affirmatively.

Board of Supervisors: Mr. Dallas reviewed actions taken by the Board of Supervisors during their public meetings of October 22, 2007 and November 13, 2007, which were of particular interest to the Planning Commission.

Transportation Advisory Committee: Mr. Gibbs reported that Mr. Kim Berry presented a program to the TAC members on the master plan for Penn State Berks Campus, during the TAC meeting of October 9, 2007. It was agreed that such a program would, also, benefit the Planning Commission and could be presented at a future workshop.

Infrastructure Committee: No report.

Greenways and Trails Committee: Nothing new to report.

SALDO Committee: Committee to meet in early 2008. Mr. Bliudzius will be serving on this Committee.

PLANS CURRENTLY UNDER REVIEW:

Grings Hill Estates, Section 5 – Final Plans: A motion was made by Mr. Ulrich, second by Mr. Gibbs, recommending that the Board of Supervisors grant a time extension for the Grings Hill Estates, Section 5, Final Plan, to March 10, 2008. Upon roll call, all members present voted affirmatively. Correspondence was received from E. Kuser, Inc. indicating that the time extension will give sufficient time for NPDES approval from DEP and E&SPC approval from the Berks County Conservation District.

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Brubaker Minor Subdivision: (Earl Felty, Larry Texter, Herbert Texter, Sandra Parsley) (EPS review letter dated December 5, 2007, attached.) This open space development is comprised of two lots located along Vinemont Road. A motion was made by Mr. Gibbs, second by Mr. Keating, to recommend that the Board of Supervisors grant the following waivers of the depth-to-width ratio, recommended under **Section 1005(C)** of the Subdivision and Land Development Ordinance:

- (1) Waiver for the depth of Lot No. 1 to exceed 2 ½ times its width.
- (2) Waiver for the width of Lot No. 2 to exceed its depth.

Upon roll call, all members present voted affirmatively.

Mrs. Parsley's property borders the Brubaker property prompting concerns regarding springs and wetlands in the area. Mr. Moll requested a copy of the wetlands report. Mr. Texter (Herbert) contends that he owns frontage along Vinemont Road, shown on the Brubaker plans. According to the plans, the owners have verified that they own the property and Mr. Felty has verified that the lines and points are accurate. Mr. Texter was advised that property owners should be represented by counsel in the event there is a dispute.

Giant Food Store – Gas Pumps – Special Exception Application: (Kerry Eck, Charles Courtney, Tim Diehl) (EPS review letter, dated December 4, 2007, attached.) An amended special exception application has been received by the Township, which relocates the fuel island and eliminates the need for variances. Thirty-two parking spaces would be utilized in front of Lemoyne Sleeper and Advance Auto Parts. These parking spaces could be accommodated in other locations on site, such as behind the shopping center for employee parking, if enforced by the landlord. Mr. Corcoran and Mr. Hanson had safety and parking concerns. Discussion followed. No recommendation was made to the Zoning Hearing Board by the Planning Commission. (Zoning Hearing scheduled for January 9, 2008.)

A motion was made by Mr. Keating, second by Mr. Ulrich, recommending that the Board of Supervisors grant a time extension for the Giant Food Store land development plan to April 30, 2008. Upon roll call, all members present voted affirmatively with the exception of Mr. Gibbs, who voted no. For the record, two members stated this would be their last affirmative vote for a time extension on the preliminary/final plan.

Bowman Subdivision – Sketch Plan: (Karen Krater, Mr. Bowman, Richard Angstadt) Mrs. Krater reviewed the sketch plan. Mr. Moll discussed primary issues in his EPS review letter dated December 3, 2007, attached. This subdivision is comprised of three (3) lots, located along Grings Hill Road, with access provided by a proposed cu-de-sac. Several existing structures are located on the property. New homes are proposed for two lots. However, a conditional use application will be required due to the fact that the subdivision is not an open space development, and a variance will be required for one lot. The Infrastructure Committee has recommended that connections be made to the sanitary sewer line, recently installed along the frontage of the development, as well as public water lines. Mr. Angstadt, of Coldwell Banker, commented that interested builders have considered developing the property. Mr. Bowman intends to purchase the property for his own use.

WAIVER OF LAND DEVELOPMENT REQUESTS:

Lincoln Avenue - Single Family Detached Dwelling: Mr. Moll's explained the details of the applicant's request for a waiver of land development, and a motion was made by Mr. Ulrich, second by Mr. Dallas, recommending that the Board of Supervisors grant a waiver of land development for the Lincoln Avenue site, with the condition that the applicant complies with all zoning ordinance and building code requirements. Upon roll call, all members present voted affirmatively.

McKinley Avenue – Two Family Semi-Detached Dwelling: Mr. Moll reviewed details of the applicant's request for a waiver of land development, and a motion was made by Mr. Keating, second by Mr. Ulrich, recommending that the Board of Supervisors grant a waiver of land development for the McKinley Avenue site, with the condition that the applicant

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complies with all zoning ordinance and building code requirements. Upon roll call, all members present voted affirmatively.

PENDING/NO PLANS SUBMITTED:

Lakeside Park II – Preliminary Plan: A motion was made by Mr. Ulrich, second by Mr. Gibbs, recommending that the Board of Supervisors grant an extension of time for the Lakeside Park II preliminary plan to April 8, 2008. Upon roll call, all members present voted affirmatively.

MISCELLANEOUS:

Penn State Berks Campus: Mr. Berry agreed to schedule a presentation of the Penn State Berks Campus master plan for a future Planning Commission workshop.

Traffic Impact Study Committee: Mr. Moll distributed copies of the Roadway Sufficiency Analysis Report to the Planning Commission for their review.

December Workshop: The Planning Commission workshop will be held on December 20, 2007, if necessary.

There being no further business, Chairman Oswald adjourned the meeting at 8:35 p.m.

Barry W. Ulrich, Secretary