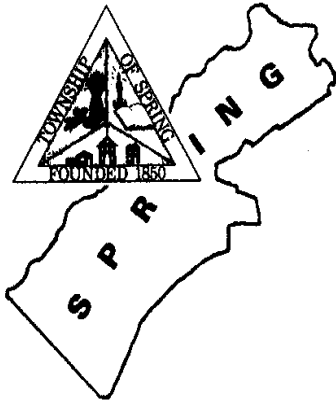


PLANNING COMMISSION



TOWNSHIP OF SPRING

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MEETING MINUTES MARCH 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: Peter Bliudzius, John Dallas, Sarah Ehrlich, Stephen Gibbs, Ronald Keating, James Oswald and Barry Ulrich. Also in attendance were: Chad Lubas, Esquire, Kozloff Stoudt, James Moll, Great Valley Consultants, Aaron Wozniak, Zoning Officer, and Sheryl Kressler, Township Secretary. Visitors in attendance were: John Neiswender, Bryan Koch, Linda Ernst, Scott Miller, Rea Gehret, Claude Mervine, Karen Krater, John Shearer, Mike Stefanik, Joseph Thomas, Greg Davis, John Ford, Jason Shaner and Steve Pradon.

Minutes: A motion was made by Mrs. Ehrlich, second by Mr. Gibbs, approving Minutes, dated March 1, 2007. Upon roll call, all members present voted affirmatively with the exception of Mr. Dallas, who abstained.

Board of Supervisors Minutes: Mr. Dallas reviewed actions taken by the Board of Supervisors, applicable to the Planning Commission, as stated in the Minutes of February 12, 2007.

Transportation Advisory Committee Report: No report at this time.

Infrastructure Committee Report: No report at this time.

Glad Tidings Assembly of God – Proposed Building Addition – Preliminary Plan: (Scott Miller, Pastor Bryan Koch, John Neiswender) Glad Tidings Assembly of God is proposing a building addition of approximately 57,000 square feet. Additional parking will be required. Mr. Moll reviewed his comment letter, dated February 28, 2007. (A copy of his letter is attached hereto.) Chairman Oswald requested that parking be determined according to capacity and not only Sunday A.M. peak time. A lighting plan was not included in this submission, but will be considered. The Planning Commission agreed they would like to see the sidewalk extended to complete the loop. The next step would be to discuss a traffic study, analysis or update with the Transportation Advisory Committee on March 13, 2007.

One Meridian Boulevard – Land Development – Final Amended PRD Plan: (Greg Davis, John Ford, Jason Shaner) Having recently received a review letter from Great Valley Consultants (attached hereto), BPG advised the Planning Commission they would address comments contained in the letter and return next month.

PLANNING COMMISSION

Braun Annexation/Minor Subdivision – Final Plan: (Karen Krater) As explained by Mr. Moll, the parcel being retained by the applicant meets the 5-acre minimum zoning requirement. The portion to be annexed does not meet the 5-acre requirement. However, the situation will be improved when it is annexed to the Leininger property. Mr. Moll and Mr. Vaughan discovered there are Township concerns along the frontage of the Leininger property. A field meeting will be scheduled. The deed was discussed. Mr. Moll asked Mrs. Krater to look into an old road or trail which appears to be on the Braun property and may serve an adjoining property. In addition, he asked that a notation be placed on the plan regarding the preservation of woodlands.

A motion was made by Mr. Dallas, second by Mr. Kreider, recommending that the Board of Supervisors require the Township Sewage Enforcement Officer to investigate the adequacy of the sanitary systems on the above properties. Upon roll call, all members voted affirmatively.

Hafer Intervilla Subdivision – Preliminary/Final Plan: (Karen Krater) Drainage issues were discussed. A motion was made by Mr. Gibbs, second by Mr. Bliudzius, to recommend approval of the Hafer Intervilla Subdivision Preliminary/Final Plan by the Board of Supervisors with the condition that, at the time of building permit application, the applicant demonstrates proper drainage, including the requirement that no concentrated runoff be discharged onto neighboring properties. Upon roll call, all members voted affirmatively. (GVC review letter attached.)

R. Weller Minor Subdivision – Final Plan: (Karen Krater) A motion was made by Mr. Ulrich, second by Mr. Keating, recommending that the Board of Supervisors grant an extension of time for 90 days to July 4, 2007. Upon roll call, all members voted affirmatively.

Overlook Mountain – Revised Preliminary Plan: A letter was received from Mr. Kuser requesting specific Township requirements for the traffic study update. Mr. Fulmer will respond.

A motion was made by Mr. Ulrich, second by Mr. Keating, recommending that the Board of Supervisors grant an extension of time for 90 days to July 9, 2007. Upon roll call, all members voted affirmatively.

Overlook Mountain – Potential Violation of SALDO: (Mike Stefanik, Joseph Thomas, Steve Pradon, Linda Ernst) Alleged timber harvesting was discussed with regard to preservation of existing trees in the Subdivision and Land Development Ordinance. It was suggested that this matter should be presented to the Board of Supervisors. Mr. Moll will bring the issue to the attention of Township personnel prior to the next meeting of the Board of Supervisors.

Tracey L. & James M. Levering – 18 Laird Street – Minor Subdivision/Final Plan: (Rea Gehret) Outstanding GVC issues have been addressed. A motion was made by Mr. Gibbs, second by Mr. Ulrich, to recommend that the Board of Supervisors approve the Levering Minor Subdivision Final Plan, with the condition that the plans contain all necessary signatures, seals and notarizations. Upon roll call, all members voted affirmatively.

Wachovia Bank – Land Development – Preliminary/Final Plan: A motion was made by Mr. Keating, second by Mr. Ulrich, recommending that the Board of Supervisors grant an extension of time for 30 days to May 8, 2007. Upon roll call, all members voted affirmatively.

Grings Hill Estates, Section 5 – Final Plan: A motion was made by Mr. Ulrich, second by Mrs. Ehrlich, recommending that the Board of Supervisors approve a 90-day time extension to June 11, 2007. Upon roll call, all members voted affirmatively.

Weis Store #175 – Land Development – Final Plan: A motion was made by Mr. Keating, second by Mr. Ulrich, to recommend that the Board of Supervisors amend the previous time extension recommendation from 30 days to 60 days, now ending on May 5, 2007. Upon roll call, all members voted affirmatively with the exception of Mr. Gibbs, who voted no.

PLANNING COMMISSION

Holloway Property Minor Subdivision – Final Plan: A motion was made by Mr. Gibbs, second by Mrs. Ehrlich, recommending that the Board of Supervisors grant an extension of time for 90 days to July 3, 2007. Upon roll call, all members voted affirmatively.

Zoning Ordinance Public Hearing: Mr. Dallas noted that the Board of Supervisors will hold a public hearing on the proposed Zoning Ordinance on March 26, 2007.

Temporary Signs: Discussion followed on violations of the sign ordinance. Chairman Oswald observed that temporary signs are becoming obnoxious. Mr. Wozniak will issue notices of violation.

There being no further business, Chairman Oswald adjourned the meeting at 8:20 p.m.

Barry W. Ulrich, Secretary