

PLANNING COMMISSION



TOWNSHIP OF SPRING

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MEETING MINUTES MAY 3, 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, Stephen Gibbs, Ronald Keating, James Oswald and Barry Ulrich. Sarah Ehrlich did not attend. Also in attendance were: James Lillis, Esquire, Solicitor, James Moll, John Schach, Fire Commissioner, and Sheryl Kressler, Township Secretary. Visitors in attendance were: Michael Hartman, Brian Boyer, Gregg Bogia, John Neiswender, Scott Miller, Richard Mable, John Roland, Rich Blaha, Claude Mervine, Earl Felty, Shaun Gallagher, Bryan Koch, Karen Krater and Brian Kobolarcik, Greg Ganikon, Robert Weller, Jason Shaner, John Ford and Greg Davis.

Minutes: A motion was made by Mr. Gibbs, second by Mr. Bliudzius, approving the Minutes of April 5, 2007. Upon roll call, all members present voted affirmatively with the exception of Mr. Oswald and Mr. Ulrich, 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 Meeting Minutes of April 9, 2007.

Transportation Advisory Committee Report: Mr. Gibbs reported on discussions regarding One Meridian Boulevard construction, Reading Hospital Highway Occupancy Permits, and a PennDOT meeting concerning Rt. 222 traffic patterns around Spring Ridge Drive and the Tulpehocken Creek.

Reading Hospital – Long Term Acute Care Facility – Conditional Use: (John Roland, Gregg Bogia, Dick Mable)
The Planning Commission did not make a recommendation to the Board of Supervisors for the Conditional Use Hearing on April 9, 2007. Mr. Moll reported that the hearing had been continued and, therefore, the Planning Commission had the opportunity to make a recommendation at this time. The site plans submitted in support of the Conditional Use Application request were reviewed, and Mr. Moll highlighted the changes on the plans in his comment letter, dated May 1, 2007 (attached). A letter was received from Mr. Fulmer, on behalf of the Transportation Advisory Committee, concurring that a second full-service access onto Paper Mill Road or onto Van Reed Road would not be advisable due to traffic circulation around the traffic signal at the intersection. Mr. Fulmer will advise the Transportation Advisory Committee to recommend to the Board of Supervisors that the second access, as shown, is adequate. A motion was made by Mr. Ulrich, second by Mr. Bliudzius, recommending that the Board of Supervisors approve the conditional use

PLANNING COMMISSION

application. Upon roll call, all members present voted affirmatively with the exception of Mr. Dallas, who abstained.
Conditional Use Hearing continued to Thursday, May 10, 2007 at 6:30 p.m.

Hofmann Tract Offices – Sketch Plan: (Michael Hartman, Brian Kobolarcik) Nineteen (19) acres, located between Shillington Road and Dwight Street, and between Norfolk Southern Railroad and Garfield Avenue. Mr. Hartman offered a brief overview of the proposed nine (9) office building campus (136,000 square feet) zoned PO/B, with no special approval required. A through street is not on the sketch plan and discussion was deferred to the Traffic Advisory Committee – meeting date Tuesday, May 8, 2007 at 8:30 a.m. (EPS - Engineering and Planning Services - review letter dated 4/30/07 is attached.)

Spring Towne Center Office – Sketch Plan: (Shaun Gallagher, Brian Boyer) Two (2) lots situate on the south side of Hillvale Avenue between Bradley Avenue and Glenfield Court. Mr. Moll reviewed his comment letter, dated April 20, 2007 (attached hereto). This is a property which would not have its own access. The intended access is through the Commerce Bank property, for which legal documents will be necessary. Mr. Dallas and Mr. Oswald voiced their concern that an additional property, with shared access, was never suggested by Commerce Bank. Solicitor Lillis added it may affect their variance. Mr. Gibbs recommended that the plan be presented to the Traffic Advisory Committee at their next meeting.

Randy Brubaker Subdivision – Final Plan: (Earl Felty) Mr. Moll reviewed his comment letter of May 1, 2007 (attached). Two (2) lots located on the northeast side of Vinemont Road, between Mail Route Road and Mohn's Hill Road. This plan was previously submitted as a sketch plan. Since that time, the zoning regulations have changed and now promote open space or cluster development. Conditional use approval from the Board of Supervisors will be required for proposed Lot 2. Mr. Moll indicated there may be wetlands issues, as well.

Spring Ridge West Lot #5 - Revision to Plan of Record: (Michael Hartman) Substantial construction has taken place on the property along the cul-de-sac turnaround at the southwestern end of Century Boulevard. Revisions to the plan were noted in the EPS comment letter, dated May 2, 2007 (attached). Comments were received from the Berks County Planning Commission. Awaiting confirmation from Berks County Conservation District.

One Meridian Boulevard – Land Development – Final Amended PRD Plan: (John Ford, Jason Shaner, Greg Davis) The third submittal for this project was reviewed in Mr. Moll's letter of May 2, 2007, which is attached hereto for further reference. A substantial number of previous comments have been addressed. Sidewalks were discussed and most agreed that, historically, sidewalks have not been constructed in the direction of Paper Mill Road. Mr. Ford added that mature trees are being evaluated for the site. Mr. Moll will discuss alternatives to speed bumps with Mr. Fulmer.

A motion was made by Mr. Dallas, second by Mr. Ulrich, to recommend that the Board of Supervisors approve a 41-day time extension for the One Meridian Amended Final Plan to July 10, 2007. Upon roll call, all members present voted affirmatively.

For the next meeting, Mr. Moll intends to provide a review letter regarding the tentative plan for the restaurant area (Phase II) at One Meridian Boulevard.

Glad Tidings Assembly of God – Preliminary Plan for Building Addition: (Scott Miller, Bryan Koch) Mr. Miller prepared a tabulation of parking spaces and reviewed the calculations indicating there would be approximately 524 parking spaces on site. Members of the Planning Commission were comfortable with the breakdown. Mr. Dallas, however, is not comfortable with Austin's employees parking on Quarry Drive. Pastor Koch agreed to contact Austin's in order to initiate a conversation relating to the possibility of employees parking in the church parking area.

PLANNING COMMISSION

A motion was made by Mr. Ulrich, second by Mr. Bluidzius, to recommend that the Board of Supervisors grant a 90-day time extension for the Glad Tidings proposed building addition plan to August 29, 2007. Upon roll call, all members present voted affirmatively.

Braun Minor Subdivision - Annexation – Revised Final Plan: (Karen Krater) (EPS review letter dated May 3, 2007 attached.) The applicant's intention is to divide Parcel A and annex this parcel onto the adjoining property owned by Mr. Leininger. At this time, Mr. Leininger is unwilling to grant an ultimate right-of-way along the frontage, as requested by the Township. Code issues have been discussed previously, and should be decided by the Board of Supervisors.

A motion was made by Mr. Keating, second by Mr. Ulrich, to recommend approval of the Braun Minor Subdivision Annexation Final Plan to the Board of Supervisors, with the condition that the plans are signed and sealed as required. Upon roll call, all members present voted affirmatively.

In the event it is necessary, a motion was made by Mr. Dallas, second by Mr. Bluidzius, recommending that the Board of Supervisors grant an extension of time to September 10, 2007. Upon roll call, all members present voted affirmatively.

Weller Minor Subdivision – Revised Final Plan: (Karen Krater) (EPS review letter dated May 1, 2007 attached.) The developer of Wheatfield Run has agreed to change the Wheatfield Run plan to provide an access easement to service Lot #2. Three (3) waivers of the provisions of the SALDO have been requested, as follows:

1. A motion was made by Mr. Ulrich, second by Mr. Gibbs, recommending that the Board of Supervisors approve a waiver of **Section 703.B.2** permitting a plan scale of 1" = 100'. Upon roll call, all members present voted affirmatively.
2. A motion was made by Mr. Gibbs, second by Mr. Keating, recommending that the Board of Supervisors approve a waiver of **Section 1005.C** granting a waiver of the lot depth-to-width ratio for lot 1, due to the size of the lot (26 acres). Upon roll call, all members present voted affirmatively.
3. A motion was made by Mr. Gibbs, second by Mr. Ulrich, recommending that the Board of Supervisors approve a waiver of **Sections 1013 and 1019** granting a waiver of the requirement to install curb and sidewalk along Wheatfield Road. Upon roll call, all members present voted affirmatively.

Later in the meeting, Mr. Weller pointed out that underground tanks could be used to store water for irrigation. Mr. Moll will investigate.

Mogel/Kerns Subdivision – Revised Preliminary Plan: (Karen Krater) The EPS review letter dated April 30, 2007 (attached), is primarily concerned with the applicant's method of controlling stormwater on the site. Six (6) new homes are anticipated, and there are no public improvements being proposed. The applicant is not a developer and intends to sell the lots individually. Therefore, the manner in which stormwater is treated would be considered on a lot to lot basis at the time of building permit application. If the concept is accepted by the Township, specific notations would have to appear on the plan and necessary agreements executed.

With regard to widening Chapel Hill Road, the applicant agreed to clear and grade the area, but existing utility poles create an obstruction to stormwater control. The applicant suggested that as building permits are issued a cash amount could be set aside for each lot to go toward the future Township road widening project. It was agreed that the concept warrants discussion. However, further information is needed from other Townships, Mr. Wozniak, the Infrastructure Committee and Transportation Advisory Committee. A sub-committee will meet internally to discuss this matter.

A motion was made by Mr. Gibbs, second by Mr. Ulrich, to recommend that the Board of Supervisors grant a time extension for the Mogel/Kerns Subdivision Preliminary Plan to September 7, 2007. Upon roll call, all members present voted affirmatively.

PLANNING COMMISSION

Greenways Trail Committee: Mr. Ulrich has agreed to serve as a representative of the Planning Commission on the Greenways Trail Committee and will provide reports to the Planning Commission. Other planners are welcome.

Agenda Comments: Solicitor Lillis suggested (1) sketch plans be placed at the end of the agenda (2) oldest plans at the beginning as a courtesy (3) list waiver requests on the agenda.

There being no further business, Chairman Oswald adjourned the meeting at 9:00 p.m.

Barry W. Ulrich, Secretary