

PLANNING COMMISSION



TOWNSHIP OF SPRING

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MEETING MINUTES JUNE 28, 2007

Chairman Oswald called the combination workshop/public meeting of the Planning Commission to order at 7:00 p.m., on Thursday, June 28, 2007, in the Meeting Room of the Township of Spring Municipal Building, 2800 Shillington Road, Cornwall Terrace, Berks County, Pennsylvania. The public meeting date was changed from July 5, 2007 to June 28, 2007 due to lack of a quorum anticipated for the July 5, 2007 meeting. Notice of the change was legally advertised.

The following Planning Commission members were in attendance: Peter Bliudzius, John Dallas, Stephen Gibbs, Ronald Keating, James Oswald, Barry Ulrich and Sarah Ehrlich. Also in attendance were: James Lillis, Esquire, Solicitor; James Moll, Engineering and Planning Manager; John Schach, Fire Commissioner; and Sheryl Kressler, Township Secretary. Visitors in attendance were: Scott Miller, Gregg Bogia, Dick Mable, John Roland, Mark Koch, Bob Weller, Karen Krater and a Reading Eagle reporter.

Minutes: Action was deferred on the Minutes of June 7, 2007.

Board of Supervisors Minutes: Mr. Dallas reviewed actions taken by the Board of Supervisors, applicable to the Planning Commission, as reported in the Minutes dated May 29, 2007.

Transportation Advisory Committee Report: No report.

Infrastructure Committee: No report.

Glad Tidings Assembly of God – Building Addition: (Scott Miller) The Planning Commission members strongly requested that an agreement be reached with Austin's regarding shared parking. According to Mr. Miller, a letter is being prepared by Glad Tidings. Transfer of ownership of a triangular piece of property, owned by Breneman, has taken place. Copies of the legal documents will be forwarded to Solicitor Lillis for review. An agreement between McCarthy and Glad Tidings, relating to shared access to the parking area, has been recorded within the last few weeks. Sidewalks along the property were added to the plan. A Traffic Impact Study is being finalized.

A motion was made by Mr. Gibbs, second by Mr. Ulrich, recommending that the Board of Supervisors approve the Preliminary Plan for Glad Tidings Assembly of God – Building Addition, with the condition that the Traffic Impact Study is completed prior to final plan stage and that a note is added to the final plan indicating that the triangular piece of property, adjacent to the parking lot, be combined in a common deed description with the subject property. Upon roll call, members voted affirmatively. (EPS review letter, dated 6/27/07 and GVC drainage review, dated 6/27/07, attached)

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R. Weller Minor Subdivision – Final Plan: (Mark Koch, Karen Krater, Bob Weller) Few legal issues and simple engineering issues remain to be resolved. (EPS review letter, dated 6/27/07 attached.) The Plan of Record for Wheatfield Run has been revised and notations were forwarded to Solicitor Lillis for review. Approval of the Weller plan will be conditioned upon approval of the Wheatfield Run revised plan. The Weller plans have not been signed, sealed and notarized. Keeping in mind these items would normally have been completed by the Planning Commission meeting scheduled for July 5, 2007, a motion was made by Mr. Bludzius, second by Mrs. Ehrlich, recommending that the Board of Supervisors grant approval of the Wheatfield Run Revision to Plan of Record and conditional approval of the Weller Minor Subdivision Final Plan, subject to the following conditions: (1) The notes pertaining to the access to the site must be reviewed by the Township Solicitor and the Manager of Engineering and Planning Services, and (2) Signed, sealed and notarized plans must be provided to the Township by the applicant. Upon roll call, all members voted affirmatively.

One Meridian Boulevard – Amended Final Plan: A motion was made by Mr. Dallas, second by Mr. Gibbs, recommending that the Board of Supervisors approve an extension of time for the One Meridian Boulevard, Amended Final Plan, to August 28, 2007. Upon roll call, all members voted affirmatively.

Reading Hospital – Post Acute Care Hospital – Preliminary Plan: (Gregg Bogia, John Roland, Dick Mable) Parking was discussed. Planning Commission members were basically interested in whether there would be sufficient parking for employees. Mr. Moll reviewed the waiver requests, as listed below: (EPS review letter, dated 7/27/07, attached.)

Section 1005(C) – A motion was made by Mr. Ulrich, second by Mrs. Ehrlich, to recommend that the Board of Supervisors approve the waiver request of the depth-to-width ratio for Lot No. 2. Upon roll call, all members voted affirmatively, with the exception of Mr. Dallas, who abstained.

Section 1007(F)(6)(b) – A motion was made by Mr. Ulrich, second by Mrs. Ehrlich, to recommend that the Board of Supervisors approve the waiver request to permit a maximum graded slope exceeding 3:1. Upon roll call, all members voted affirmatively with the exception of Mr. Dallas, who abstained.

Section 1007(I)(4)(c) – A motion was made by Mr. Gibbs, second by Mr. Ulrich, to recommend that the Board of Supervisors approve the waiver request to permit a basin bottom slope of less than the minimum 2 percent. Upon roll call, all members voted affirmatively with the exception of Mr. Dallas, who abstained. It was noted this is a state requirement, which is in direct conflict with the Township requirement.

No further action was taken.

Weis Markets, Inc. – Store #175 – Final Plan: (EPS review letter, dated 7/28/07, attached.) Apparently, Mr. Seitz was under the impression that the final plan had been approved. Upon review, Mr. Moll confirmed that a preliminary plan was approved and there were three extensions of time thereafter. This plan was delayed because the applicant was attempting to obtain PennDOT approval for use of the existing detention basin. Approval was denied, and a second detention basin will be constructed immediately adjacent to the PennDOT basin. No action was taken.

Holloway Property Minor Subdivision – Final Plan: Late submission. Mr. Moll was unable to complete review.

Randy Brubaker Minor Subdivision – Final Plan: A motion was made by Mr. Keating, second by Mr. Ulrich, recommending that the Board of Supervisors approve an extension of time request for the Randy Brubaker Minor Subdivision Final Plan to November 1, 2007. Upon roll call, all members voted affirmatively.

Overlook Mountain Subdivision – Revised Preliminary Plan: No official submittal.

Grings Hill Estates, Section 5 - Final Plan: Revisions are being made to the stormwater and E&S plan to comply with the new state requirement.

Giant Food Store #50 – Preliminary/Final Plan: Mr. Vaughan and Mr. Moll met with Giant Food Store representatives, described to them the Township's concerns regarding the location of the gas station, and asked that it be relocated. A motion was made by Mr. Keating, second by Mr. Gibbs, recommending that the Board of Supervisors grant

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an extension of time for the Giant Food Store #50, Preliminary/Final Plan, to December 31, 2007 (5th extension). Upon roll call, Mrs. Ehrlich, Mr. Gibbs, Mr. Keating and Mr. Oswald voted affirmatively. Mr. Dallas, Mr. Bliudzius and Mr. Ulrich voted no. Motion passed 4-3.

Shiloh Hills Park – Preliminary/Final Plan: Nothing new to report.

There being no further business, Chairman Oswald adjourned the meeting at 7:50 p.m.

Barry W. Ulrich, Secretary