

**TOWNSHIP OF SPRING
PLANNING COMMISSION AGENDA
JUNE 7, 2007**

Attendance: Bliudzius, Dallas, Ehrlich, Gibbs, Keating, Oswald, Ulrich

PC Minutes: May 3, 2007

Supervisor Minutes:

Transportation Advisory Committee Report:

Infrastructure Committee Report:

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Shiloh Hills Park

Type: Land Development

Stage: Preliminary/Final

Plan Preparer: Spotts, Stevens & McCoy

Lots: 3 parcels, 92+ acres

Location: Along Sage Drive

Stormwater: Management Dist. 93 of Tulpehocken Creek Stormwater Management Plan.

Small portion of site located in Little Muddy Creek

Reviews: Twp. EPS: 6/7/07

GVC: 5/24/07 (stormwater)

Gannett Flem.: 7/26/06

Fire Comm.: 4/20/07 (water service)

BCPC: 7/26/06

BCCD:

Park & Rec.: N/A

PennDOT:

PennDEP:

SSM: Stormwater Revised Plan 5/10/07

Timeline: First Received: 6/29/06 Revised Plans: 3 Latest: 5/10/07

Extensions: 2

Current Ext.: 120 days

Expiration: N/A

Deadlines for Action: Planning Commission: N/A Supervisors: N/A

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Mogel/Kerns Subdivision

Type: Subdivision

Stage: Preliminary

Plan Preparer: John Hoffert Surveying

Lots: 6 plus annexation parcel

Location: East and west of Chapel Hill Rd., approximately 350 ft. south of intersection at Wheatfield Road.

Reviews: Twp. EPS: 6/5/07

GVC: 4/4/07

Gannett Flem.: N/A

Fire Comm.: Included in GVC comments

BCPC: 12/7/06

BCCD: 2/9/07

Park & Rec.: 5/30/07

PennDOT:

PennDEP:

Berks EnviroTech: Planning Module rev. 5/15/07

Timeline: First Received: 11/15/06 Revised Plans: 6 Latest: 5/29/07

Extensions: 2

Current Ext.: 90days

Expiration: 9/7/07

Deadlines for Action: Planning Commission: 8/2/07 Supervisors: 8/27/07

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Randy Brubaker Subdivision

Type: **Minor Subdivision Plan and Conditional Use Application**

Stage: Final Plan

Plan Preparer: E.R. Felty, Inc.

Lots: 2 Residential Lots

Location: Northeast side of Vinemont Road, between Mail Route Road and Mohn's Hill Road

Reviews: Twp. EPS: 6/5/07

GVC: 4/4/06(sketch plan)

Gannett Flem.: N/A

Fire Comm.: N/A

BCPC: 4/25/07

BCCD: N/A

Park & Rec.: 5/2/07

PennDOT: N/A

PennDEP: N/A

Timeline: First Received: 4/13/07 Revised Plans: 1 Latest: 5/18/07

Extensions: 0 Current Ext.: 0 days

Expiration: 8/1/07 (Plan), 7/17/07 (Conditional Use)

Deadlines for Action:

Plan

Conditional Use

Planning Commission:

7/5/07

7/5/07

Supervisors:

7/23/07

7/9/07

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Holloway Property Minor Subdivision

Type: **Subdivision**
Stage: Final Plan Plan Preparer: Stackhouse Bensinger
Lots: 2 plus residue
Location: East side of Vinemont Road, 1600' south of Mohn's Hill Road
Reviews: Twp. EPS: 6/5/07 GVC: 4/3/07(2nd)
Gannett Flem.: N/A Fire Comm.: N/A
BCPC: 10/10/06 BCCD: N/A
Park & Rec.: 5/30/07 PennDOT: N/A
PennDEP: N/A
Timeline: First Received: 9/14/06 Revised Plans: 1 Latest: 5/17/07
Extensions: 1 Current Ext.: 90 days **Expiration: 7/3/07**
Deadlines for Action: Planning Commission: 6/7/07 Supervisors: 6/25/07
Extension of Time request until 8/14/07 must be approved.

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R. Weller Minor Subdivision

Type: Land Development
Stage: Final Plan Preparer: McCarthy Engineering
Lots: 2
Location: On a tract formerly known as the residue area of the Wheatfield Run Subdivision on Wheatfield Road.
Reviews: Twp. EPS: 6/5/07
stormwater 5/17/07 GVC: 1/30/07
Gannett Flem.: 12/28/06 Fire Comm.: Included in GVC comments
BCPC: 1/8/07 BCCD: 1/11/07
Park & Rec.: 1/18/07 PennDOT:
PennDEP:
Timeline: First Received: 12/14/06 Revised Plans: 3 Latest: 5/17/07, 6/6/07 (stormwater)
Extensions: 1 Current Ext.: 90days **Expiration: 7/4/07**
Deadlines for Action: Planning Commission: 6/7/07 Supervisors: 6/18/07

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Spring Ridge West Lot #5

Type: **Land Development - Revisions to Recorded Plan**
Stage: Final
Lots: 1
Location: Along the cul-de-sac turnaround at the southwestern end of Century Boulevard, located within the Spring Ridge West development along Paper Mill Road. Plan Preparer: McCarthy Engineering
Reviews: Twp. EPS: 6/5/07
GVC: 2/1/07 Gannett Fleming:
BCPC: 4/26/07 Fire Comm.:
Park & Rec:
PennDEP: BCCD: 5/8/07
Timeline: First Received: 4/12/07 Revised Plans: 2 Latest: 6/4/07
Extensions: Current Ext.: days **Expiration:**
Deadlines for Action: Planning Commission 7/5/07 Supervisors: 7/9/07

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Township of Spring-Salt Storage Shed-Annexation Plan

Type: Annexation Plan
Stage: Final Plan Plan Preparer: Barry Issett & Associates, Inc.
Lots: Annexation plus residue
Location: Along lot line between Township Municipal Building and Utilities Employees Credit Union
Reviews: Twp. EPS: 6/6/07 GVC: N/A
Gannett Flem.: N/A Fire Comm.: N/A
BCPC: BCCD: N/A
Park & Rec.: N/A PennDOT: N/A
PennDEP: N/A Other:
Timeline: First Received: Revised Plans: 0 Latest:
Extensions: 0 Current Ext.: 0 **Expiration:**
Deadlines for Action: Planning Commission: Supervisors:

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Prospectus Associates, Inc. – Special Exception (Group Home - 1800 Reading Blvd.)

Reviews: Twp. EPS review memorandum 6/6/07

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Weis Store #175 - Revised final plan rec'd 6/4/07. Review for June meeting.

Type: Land Development – Shopping Center
Stage: Final Plan Plan Preparer: McCarthy Engineering
Lots:
Location: Northwest corner of W. Wyomissing Blvd. and Revere Blvd. (SR 724) PO/B
Reviews: Twp. EPS: GVC: 10/4/06
Gannett Flem.: 11/13/06 Fire Comm.: Included with GVC comments
BCPC: 5/10/06 BCCD:
Park & Rec.: 8/21/06 PennDOT: comments 2/26/07
PennDEP: Approved 2/1/07
Timeline: First Received: 8/17/06 Revised Plans: 2 Latest: 6/4/07
Extensions: 4 Current Ext.: 60days **Expiration: 7/4/07**
Deadlines for Action: Planning Commission: 6/7/07 Supervisors: 6/25/07
Current Status: Revising drainage design due to PennDOT's reputed refusal to allow modifications to the detention basin.
Extension of Time request until 10/2/07 must be approved.

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PAWC – Storage Shed (Mountain Home Road) – Land Development?

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SALDO AMENDMENT – Traffic Impact Studies

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PENDING/NO NEW PLANS SUBMITTED

Glad Tidings Assembly of God

Type: **Land Development Plan for Proposed Building Addition**
Stage: Preliminary Plan Plan Preparer: Stackhouse Bensing, Inc.
Lots: 1
Location: South side of Snyder Road, between Van Reed Road and Yerger Boulevard
Reviews: Twp. EPS: ***** GVC: 4/3/07(2nd)
Gannett Flem.: 3/23/07(2nd) Fire Comm.: 4/3/07(GVC letter)
BCPC: 3/14/07 BCCD: *****
Park & Rec.: 5/2/07 PennDOT: N/A
PennDEP: N/A
Timeline: First Received: 2/8/07 Revised Plans: 0 Latest: N/A
Extensions: 2 Current Ext.: 90 days **Expiration: 8/29/07**
Deadlines for Action: Planning Commission: 8/2/07 Supervisors: 8/27/07
Current Status:

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Overlook Mountain

Type: **Major Subdivision**
Stage: Revised Preliminary Plan Preparer: E. Kuser, Inc.
Lots: 62 residential lots
Location: Along the east side of Grings Hill Road between developments of Grings Hill Estates and the Oaks.
Reviews: Twp. EPS: N/A GVC: 1/23/07
Gannett Flem.: 1/29/07 Fire Comm.: 1/23/07(GVC letter)
BCPC: 1/19/05 BCCD: *****
Park & Rec.: 12/29/04 PennDOT: N/A
PennDEP: N/A Zon. Officer: 4/28/07(Waver Requests)
Timeline: First Received: 12/14/06 - Revised Plans Latest: 3/15/07
Extensions: *** Current Ext.: *** days **Expiration: 7/9/07**
Deadlines for Action: Planning Commission: 7/5/07 Supervisors: 7/9/07
Current Status: Applicant is investigating changing the design concept to an open space development.
Extension of Time request until 9/10/07 must be approved.

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Grings Hill Estates Section 5 – Final Plan

Type: Subdivision - Land Development
Stage: Final Plan Plan Preparer: EKI
Lots: 12 SF plus 2 existing
Location: Grings Hill Road
Reviews: Twp. EPS: GVC: 10/4/06, stormwater 6/5/06, basin 10/12/06
Revised drainage plan rec'd 9/13/06
Gannett Flem.: 9/21/06 Fire Comm.:
BCPC: 5/18/05 BCCD:
Park & Rec.: 9/1/05 PennDOT:
PennDEP: Module approved 1/26/07
Timeline: First Received: 8/17/06 Revised Plans: 1 Latest: 9/13/06
Extensions: 1 on final Current Ext.: 90 days **Expiration: 6/11/07**
Deadlines for Action: Planning Commission: 6/7/07 Supervisors: 6/11/07
Current Status: Redesigning to comply with new DEP stormwater criteria.
Extension of Time requested until 9/10/07 must be approved.

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Giant Food Store #50

Type: Land Development – Fueling Facility
Stage: Preliminary/Final Plan Preparer: J. Michael Brill & Associates
Lots:

Location: Spring Towne Center

Reviews: Twp. EPS: GVC: 7/5/06
Gannett Flem.: 7/3/06 N/A Fire Comm.: Included in GVC comments
BCPC: 7/11/06 BCCD: 8/4/06
Park & Rec.: N/A PennDOT:
PennDEP:

Timeline: First Received: 6/14/06 Revised Plans: Latest:
Extensions: 4 Current Ext.: 171days **Expiration: 8/1/07**

Deadlines for Action: Planning Commission: 7/5/07 Supervisors: 7/23/07
Current Status: Have not heard from applicant since they said they would redesign to satisfy the Township's issues.

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