

PLANNING COMMISSION



TOWNSHIP OF SPRING

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MEETING MINUTES AUGUST 2, 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, James Oswald and Barry Ulrich. Sarah Ehrlich and Ronald Keating did not attend. Also in attendance were: James Lillis, Esquire, Solicitor; James Moll, Engineering and Planning Manager, Craig Peifer, of Great Valley Consultants, and Sheryl Kressler, Township Secretary. Visitors in attendance were: Scott Miller, Stuart Zager, Greg Ganikon, Karen Krater, Jed Kerns, Grant Smith, Gregg Bogia, Jeff Holcomb, Dick Mable, Greg Davis, Esq., John Forde, E.J. Walsh, Eric Brinser, Carol Frankhouser, Dale Frankhouser, John Neiswender, John Shearer, Richard Blaha, Jim Pilkerton, Don Kuser, Stanley Blankenbiller and Derrick Hix, of the Reading Eagle.

Minutes: A motion was made by Mr. Gibbs, second by Mr. Bliudzius, to approve the Minutes of June 7, 2007. Upon roll call, all members present voted affirmatively. Action on the Minutes of June 28, 2007 was deferred to the next meeting.

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 June 25, 2007.

Transportation Advisory Committee Report: No report.

Infrastructure Committee: No report.

Change in Workshop Meeting Date: A motion was made by Mr. Dallas, second by Mr. Gibbs, to reschedule the August 30, 2007 workshop meeting to September 6, 2007 at 6:00 p.m., immediately prior to the regularly scheduled public meeting at 7:00 p.m., and to advertise the change accordingly. Upon roll call, all members present voted affirmatively.

Grings Hill Estates Section 5 – Final Plan: (Jim Pilkerton, Don Kuser) In order to comply with new DEP stormwater regulations, Mr. Pilkerton reported that the stormwater system for Grings Hill Estates, Section 5, has been modified and the detention pond revamped. Mr. Peifer will review the response letter from EKI and meet with Solicitor Lillis regarding stormwater issues. No action was taken. (GVC review letter dated 7/30/07 attached.)

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Glad Tidings Assembly of God – Building Addition: (Scott Miller) Awaiting E&S approval as well as completion of the Traffic Impact Study. Solicitor Lillis requested an agreement with a correct drawing attached showing that the existing shared driveways are not aligned properly. (EPS review letter dated 7/31/07, attached.)

One Meridian Boulevard – Amended Final Plan (Office and Bank Area): (Gregory Davis, John Forde, E.J. Walsh) NPDES permit has been received, and an agreement has been reached with the City of Reading for sewer capacity for Phase I. A motion was made by Mr. Gibbs, second by Mr. Ulrich, recommending that the Board of Supervisors approve the One Meridian Boulevard Amended Final Plan. Upon roll call, all members present voted affirmatively. (EPS review letter, dated 7/31/07, attached.)

Reading Hospital – Post Acute Care Hospital – Preliminary Plan: (Gregg Bogia, Jeff Holcomb, Dick Mable) Mr. Moll pointed out the comments contained in his review letter, dated August 1, 2007 (attached), which have been addressed. Gannett Fleming comments, of July 27, 2007, should be adequately addressed, as well. Mr. Holcomb explained preliminary color elevations of the attractive building. It was suggested there could be a *Welcome to Spring Township* sign on the one acre parcel owned by Reading Hospital on the opposite side of Van Reed Road. Parking spaces are in compliance for the hospital lot - 390 spaces required, 401 spaces provided. However, if additional parking spaces are needed in the rear of the office building, this could affect the size of the office building. The Planning Commission recommendation to the Board of Supervisors on the waivers stands. A motion was made by Mr. Bliudzius, second by Mr. Ulrich, recommending that the Board of Supervisors approve the Reading Hospital Post Acute Care Hospital Preliminary Plan, with the condition that outstanding issues in the EPS comment letter of August 1, 2007 are addressed. Upon roll call, all members present voted affirmatively.

Mogel/Kerns Subdivision – Final Plan: (Karen Krater, Jed Kerns) Mr. Moll reviewed his comment letter of August 2, 2007, which is attached. Discussion followed. It was agreed there should be a note on the plan concerning driveway crossings and stormwater, since the work would not be done until the Township proceeded with road improvements and construction of a swale. Mr. Moll will speak with the Roadmaster regarding the above. Solicitor Lillis received a copy of a letter from EPA, referring to the close proximity of the Berks Landfill site, and stating that “development of this area should not adversely impact the site remedy or present any site related risk to the new residences. EPA recommends the ground water from the residential wells be tested for both volatile organic compounds and metals.” As suggested by the Solicitor, individual deeds (and/or the plan) should include a note referencing the EPA letter, including the quote. The applicant agreed to insert the quote on both plans and individual deeds. No action was taken on the Mogel/Kerns Final Plan at this time.

Zager Land Development/Drive-Through Bank Kiosk (Zoning Hearing 8/22/07): (Scott Miller, Stuart Zager) Kozloff Stoudt represents Mr. Zager, therefore, Solicitor Lillis excused himself from discussion of the Zager variance requests. According to the EPS memorandum, dated July 25, 2007, attached, the applicant is requesting relief from the following: **Section 316(G)** - The proposed bank kiosk would be located 18 feet from the right-of-way of Quarry Drive, encroaching into the 50-foot front yard setback. **Section 707(B)(3)(a)** requires six (6) stacking spaces before the final component of the service unit and two (2) spaces at the exit. The proposed layout would provide four (4) spaces before the kiosk, one (1) at the kiosk and one (1) at the exit. A motion was made by Mr. Gibbs, second by Mr. Dallas, recommending that the Zoning Hearing Board grant the variance for the setback. Upon roll call, Messrs. Dallas, Gibbs and Oswald voted yes. Messrs. Bliudzius and Ulrich voted no. A motion was made by Mr. Gibbs, second by Mr. Dallas, recommending that the Zoning Hearing Board approve the variance of the stacking requirement. Upon roll call, Messrs. Dallas, Gibbs and Oswald voted yes. Messrs. Bliudzius and Ulrich voted no. There was no clear majority recommendation on either request. A land development plan would not be required if the Zoning Hearing Board approves the variances.

St. Albans Episcopal Church - Sketch Plan: (Eric Brinser, Rettew Associates) Located on Van Reed Road, Wilshire Boulevard and St. Albans Drive, Mr. Brinser reviewed the existing conditions plan and a sketch plan. The existing church

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sanctuary would be razed and utilized as an open air pavilion, the exiting parking and access drive would be eliminated, and a new 20,500 square foot church would be constructed at the northeastern end of the property. This plan includes two parking lots with a total of 102 spaces. The existing day care use intends to operate within the new church building and would not operate during the time the church is occupied. Mr. Moll reviewed comments in his letter dated August 1, 2007, attached. Additional walkways could be provided, although Mr. Brinser was unsure if they would be handicapped accessible because of the grade. He was advised to appear before the Infrastructure Committee and Transportation Advisory Committee.

Spring Towne Center Office: Mr. Moll will complete his review for next month.

Hoffman Tract Offices: Transportation Advisory Committee will be working with the Traffic Impact Study Committee.

Weis Store #175: Mr. Moll received a copy of a stormwater review letter from PennDOT, indicating that there are unresolved stormwater issues.

Holloway Property Minor Subdivision: (Grant Smith) Mr. Moll discussed comments in his EPS review letter, dated July 19, 2007 (attached), pertaining to requiring the signature of the owner of the adjoining property, on the Certification of Ownership, since his property would be impacted, and the following waiver requests: (1) **Section 703.D.1** so that existing ground contours need not be shown for the southern portion of Lot 1, (2) **Section 1004.N** waiving the 1,300-foot maximum length for cul-de-sac streets (proposed access road is approximately 1,350 feet long), and (3) **Section 1004.Q** waiving the requirement that any private street serving 3 or more residential lots be constructed to Township standards. A 20-foot wide cartway is proposed rather than a 33-foot wide cartway. No action was taken at this time.

A motion was made by Mr. Ulrich, second by Mr. Bliudzius, to recommend that the Board of Supervisors grant a 60-day time extension for the Holloway Property Minor Subdivision to October 14, 2007. Upon roll call, all members present voted affirmatively with the exception of Mr. Gibbs, who voted no.

REMINDER: The next regular public meeting will be held as scheduled on Thursday, September 6, 2007, at 7:00 p.m. However, the workshop meeting will change from Thursday, August 30, 2007 to Thursday, September 6, 2007, at 6:00 p.m. (SALDO meeting on September 6, 2007 at 3:00 p.m.)

There being no further business, Chairman Oswald adjourned the meeting at 8:40 p.m.

Barry W. Ulrich, Secretary