

PLANNING COMMISSION



TOWNSHIP OF SPRING

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MEETING MINUTES SEPTEMBER 6, 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: John Dallas, Stephen Gibbs, James Oswald, Ronald Keating and Barry Ulrich. Sarah Ehrlich and Peter Bliudzius did not attend. Also in attendance were: James Lillis, Esquire, Solicitor; James Moll, Engineering and Planning Manager, Fire Commissioner Schach, Craig Peifer, of Great Valley Consultants, and Sheryl Kressler, Township Secretary. Visitors in attendance were: Greg Ganikon, Jed and Vicki Kerns, Jerry Corcoran, Joe Thomas, Richard Blaha, Scott Miller, Grant Smith, John Neiswender, Karen Krater and Steve Pradon.

Minutes: A motion was made by Mr. Gibbs, second by Mr. Dallas, to approve the Minutes of June 28, 2007. Upon roll call, all members present voted affirmatively. A motion was made by Mr. Dallas, second by Mr. Gibbs approving the Minutes (revised draft) of August 2, 2007. Upon roll call, all members present voted affirmatively with the exception of Mr. Keating, who abstained.

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 July 23, 2007 and August 13, 2007.

Transportation Advisory Committee Report: As reported by Mr. Gibbs, the TAC reviewed St. Albans Church plans, discussed widening of the bridge along Fritztown Road at Chapel Hill Road, road widening along State Hill Road from Woodland Road (Wyomissing) to Cacoosing Creek and Hoffman Tract traffic through the residential area. The traffic impact study for Glad Tidings Church is being reviewed by GVC.

Infrastructure Committee: No report.

SALDO Committee Meeting: First meeting was held. Updates will be reported when appropriate.

Grings Hill Estates Section 5 – Final Plan: (Craig Peifer) Outstanding items: E&S approval, stormwater related issues. A motion was made by Mr. Keating, second by Mr. Ulrich, recommending that the Board of Supervisors grant an extension of time for Grings Hill Estate Section 5, Final Plan, to December 10, 2007, with the understanding that no

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further extensions will be recommended unless there is compelling cause beyond the control of the applicant. Upon roll call, all members present voted affirmatively with the exception of Mr. Gibbs, who voted no.

Overlook Mountain – Preliminary Plan: A motion was made by Mr. Keating, second by Mr. Ulrich, recommending that the Board of Supervisors grant an extension of time for the Overlook Mountain Preliminary Plan, to December 10, 2007, with the understanding that no further extensions will be recommended unless there is compelling cause beyond the control of the applicant. Upon roll call, all members present voted affirmatively with the exception of Mr. Gibbs, who voted no.

Comments from Overlook Mountain Citizens Group members, Jerry Corcoran, Steve Pradon and Rich Blaha, were heard by the Planning Commission.

Glad Tidings Assembly of God – Building Addition: (Scott Miller) Certain approvals are needed, including BCCD. An agreement has been reached with Austin's regarding parking. The Planning Commission was appreciative of the interaction between Glad Tidings and Austin's. (EPS review letter, dated September 5, 2007, attached.)

Holloway Property Minor Subdivision: (Grant Smith) Mr. Moll's review letter, dated September 5, 2007, (attached) requested a certification of ownership for Mr. and Mrs. Fackler, indicating their acknowledgment and approval of the plan. The certification was added to the plan but has not yet been signed. The following waivers were requested by the applicant:

- (1) **Section 703(D) (1)** - to not require existing ground contours be shown for the residual portion of Lot 1. A motion was made by Mr. Ulrich, second by Mr. Keating, to recommend that the Board of Supervisors approve this waiver. Upon roll call, all members present voted affirmatively.
- (2) **Section 1004 (N)** – requesting a waiver of the 1,300-foot maximum length for cul-de-sac streets. The proposed access road is approximately 1,350 feet long. A motion was made by Mr. Gibbs, second by Mr. Keating, to recommend that the Board of Supervisors deny the above waiver request. Upon roll call, all members present voted affirmatively with the exception of Mr. Ulrich, who voted no.
- (3) **Section 1004 (K) & (Q)** – applicant proposes a 20-foot wide cartway and has requested a waiver of the requirement of a 33-foot wide cartway. A motion was made by Mr. Gibbs, second by Mr. Ulrich, to recommend that the Board of Supervisors deny this waiver request. Upon roll call, all members present voted affirmatively.

R. Weller Minor Subdivision: (Karen Krater) All conditions have been met. Final plans for Weller Minor Subdivision and the Wheatfield Run revised plans have been received by the Township. (EPS review letter, dated September 5, 2007, attached.)

Mogel/Kerns Subdivision: (Karen Krater, Jed and Vicki Kerns) Signed and sealed plans have been received by the Township. Notations were added to the plan regarding the easements requested by the Township. (EPS review letter, dated September 5, 2007, attached.) A motion was made by Mr. Ulrich, second by Mr. Keating, recommending that the Board of Supervisors approve the Mogel/Kerns Subdivision final plan, with the condition that the individual deeds include a note referencing the EPA letter relating to well testing. Upon roll call, all members voted affirmatively. The owner will be responsible for demonstrating that the deed includes the language from the EPA letter.

Reading Hospital – Post Acute Care Hospital – Preliminary Plan: (EPS review letter, dated September 5, 2007, attached.) Representatives of Reading Hospital PACH were not present at the meeting due to certain outstanding issues.

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Weis Store #175: A motion was made by Mr. Ulrich, second by Mr. Keating, recommending that the Board of Supervisors grant an extension of time for the Weis Store #175 Final Plan to December 2, 2007, with the condition that no further extensions will be granted on this plan unless there is compelling cause beyond the control of the applicant. Upon roll call, all members present voted affirmatively.

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

Barry W. Ulrich, Secretary