

PLANNING COMMISSION



TOWNSHIP OF SPRING

BERKS COUNTY, PA
2800 SHILLINGTON RD.
READING, PA 19608
Tel. (610) 678-5393
Fax. (610) 678-4571
Website: springtwpberks.org

MEETING MINUTES FEBRUARY 7, 2008

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: James Oswald, Stephen Gibbs, John Dallas, Ronald Keating, Sarah Ehrlich and Peter Bliudzius. Mr. Ulrich did not attend. Also in attendance were: James Lillis, Esquire, Solicitor; James Moll, Engineering and Planning Manager and Sheryl Kressler, Township Secretary. Visitors in attendance were: Greg Ganikon, Nancy Pachuillo, Fred Hess, Jean Meck, Randall Meck, and a reporter from the Reading Eagle.

Minutes: A motion was made by Mrs. Ehrlich, second by Mr. Dallas, approving the Minutes of January 3, 2008. Upon roll call, all members present voted affirmatively.

Board of Supervisors Minutes: Mr. Dallas reviewed recent actions taken by the Board of Supervisors, which were of particular interest to the Planning Commission.

Transportation Advisory Committee: Mr. Gibbs provided a Transportation Advisory Committee update.

Infrastructure Committee: Mrs. Ehrlich reported that the Old Lancaster Pike Sewer Extension Project is 70 percent complete. She described the presentation on the sludge drying facility, proposed by Exeter Township, as interesting and displaying environmental progress relative to alternative fuels.

NEW PLAN SUBMITTALS:

Nancy Pachuillo (108 Forrest Drive) – Variance Application: (EPS memorandum dated 2/6/08, attached.) Applicant's property is located within the Rural Holding Area (RHA), and contains a single-family dwelling with a recently constructed detached garage. A building permit for the garage was denied by the Township Zoning Officer for non-compliance with **Sections 305 (F)**, maximum building coverage, **and 305(G)**, minimum front yard setback, for which the applicant is requesting variances from the Zoning Hearing Board. Following discussion, Mr. Oswald commented that he did not foresee a problem with the impervious coverage or minimum front yard setback, that neither issue would be detrimental to the area or neighborhood. However, Mr. Dallas did point out the importance of applicants following proper permitting procedures. A motion was made by Mr. Gibbs, second by Mrs. Ehrlich, recommending to the Zoning Hearing Board that they grant the variances as presented in the application. Upon roll call, all members voted affirmatively with the exception of Mr. Dallas, who voted no.

PLANNING COMMISSION

Tina Artigliere (757 Fritztown Road) – Variance Application: (EPS Memorandum dated 2/4/08, attached.) This property was recently purchased by Ms. Artigliere and is located on the west side of Fritztown Road, between the intersections of Chapel Hill Road and Lutz Drive. The applicant has requested that the Zoning Hearing Board grant a variance permitting a two-family, semi-detached dwelling on the property. Although a dwelling of this type is permitted by right in the Planned Business Residential Zoning District (PBR), a 1.0 acre lot is required per dwelling unit when the structure does not have both public sewer or water services. Therefore, the applicant is requesting a variance to the provisions of **Section 317(F)** to permit the two-family dwelling on approximately 0.15 acres per dwelling unit. Having just received additional information regarding the layout of the rooms and the division of the structure to create the two (2) units, questions were raised by Mr. Moll and the Planning Commission which could not be answered, since no one attended the meeting to present the case. It was agreed that that no recommendation would be made to the Zoning Hearing Board.

David R. and Brenda L. Gelsinger (2101 Old Lancaster Pike) – Special Exception Application for Bed and Breakfast: (EPS Memorandum dated February 4, 2008, attached.) This log home was originally constructed by the applicants to operate as a bed and breakfast in the future. A bed and breakfast is a Special Exception Use, **Section 305(C)**, within the Rural Holding Area Zoning District (RHA), and the applicants have applied for a Special Exception at this time. The facility includes five (5) bedrooms, five (5) separate bathrooms, parking for 20 vehicles, no septic issues and no construction needed. A motion was made by Mr. Keating, second by Mr. Bliudzius recommending that the Zoning Hearing Board approve the Special Exception for a bed and breakfast, conforming to the provisions of the Township Zoning Ordinance, **Section 321(B)(13)(d)**, which states “In no case shall meals be served to persons not staying in a bed and breakfast unit.” Upon roll call, all members voted affirmatively.

Giant Food Store #50 – Gas Pumps: No decision from the Zoning Hearing Board.

Weis Store #175 – Time Extension: Correspondence from Lon L. Seitz, Inc. accompanied the time extension request indicating that they have diligently pursued DEP in order to obtain the NPDES permit, however, no approval has been received to date. Prior to the vote, Mr. Oswald recalled debates the Planning Commission has had with regard to time extensions and suggested it was not detrimental to the Township to grant necessary time extensions. Changes in zoning, BCCD, PennDOT and DEP delays and the economy all affect the length of time required for final plan approval. Subsequently, a motion was made by Mr. Dallas, second by Mrs. Ehrlich, recommending that the Board of Supervisors grant an extension of time to Weis Store #175 to May 12, 2008. Upon roll call, all members voted affirmatively.

Zoning Revision Comments: Planning Commission members previously received copies of the zoning revisions for consideration. Copies have been forwarded to the Berks County Planning Commission and neighboring municipalities for review, as well. Mr. Moll further explained the following changes: (1) That the zoning district for Spring Knoll be changed from RS to LDS, since the development complies with LDS standards not RS standards, (2) That **Section 405(F)** be amended to permit unenclosed porches to encroach into the front yard setback up to a distance of five (5) feet, (3) That the Hospital/Medical Center use within the Planned Office Business (POB) District be changed from a special exception use, considered by the Zoning Hearing Board, to a conditional use considered by the Board of Supervisors, (4) That parking requirements be amended to address uses involving activities having separate and distinct parking demands, **Section 701(A)(3)**, and (5) the numbers of parking spaces required for libraries and community centers have been revised.

A motion was made by Mr. Bliudzius, second by Mr. Gibbs, recommending that the Board of Supervisors adopt the proposed amendments to the Zoning Ordinance. Upon roll call, all members voted affirmatively.

PLANNING COMMISSION

February Meetings: It was agreed that unless there was increased activity with regard to plan submittals, a workshop on February 21, 2008 may not be necessary. The next regular public meeting will be held on February 28, 2008.

There being no further business, Chairman Oswald adjourned the meeting at 8:15 p.m.

Barry W. Ulrich, Secretary