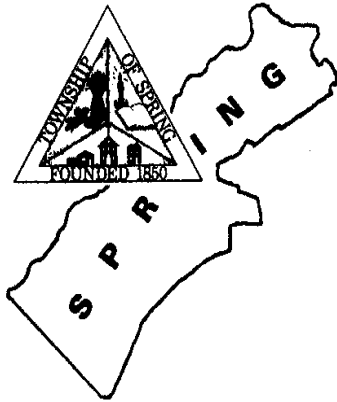


PLANNING COMMISSION



TOWNSHIP OF SPRING

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MEETING MINUTES APRIL 3, 2008

Chairman Oswald called the public meeting of the Planning Commission to order on Thursday, April 3, 2008, 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, Barry Ulrich, Sarah Ehrlich and Peter Bliudzius. Mr. Dallas and Mr. Keating did not attend. Also in attendance were: James Lillis, Esquire, Solicitor; James Moll, Engineering and Planning Manager; Fire Commissioner Schach; Kenneth Fulmer, Township Engineer; and Sheryl Kressler, Township Secretary. Visitors in attendance were: Gregory Ganikon, Linda Ganikon, Scott Miller, Bob Calhoun, Brad Hart, Mrs. Gibbs, Tuan, Michael Hartman, Jean Meck, Randall Meck, Robert Stackhouse, Larry Bortz, John Miravich, Esquire, Ed Mangold, Brian Kobularcik, Amy Magers, John Wichner, Jason Shaner, approximately 30 additional residents of the Township, including Robert Cohen, Dave Reiner, Kevin Skrocki, Robert Dague, Don Koch, Steve Rider, and several Boy Scouts who were observing the meeting.

Minutes: A motion was made by Mrs. Ehrlich, second by Mr. Gibbs, approving the Minutes of February 7, 2008 as presented. Upon roll call, all members present voted affirmatively.

Board of Supervisors Meeting Minutes: Deferred to the April meeting.

NEW SUBMITTALS:

Township of Spring – Shiloh Hills Park: The Parks & Recreation Department is awaiting written approval from PPL regarding improvements within their right-of-way. (EPS review letter, dated February 26, 2008, attached.)

Upper Hillside Properties Subdivision: (Amy Magers)

This plan has been reviewed by the Infrastructure Committee and Transportation Advisory Committee. The following action was taken on waiver requests:

A motion was made by Mr. Ulrich, second by Mrs. Ehrlich, recommending that the Board of Supervisors grant a waiver of **Section 502.1.A** permitting the use of the minor (rather than major) subdivision procedure and allowing submission as

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a one stage plan. Upon roll call, all members present voted affirmatively.

A motion was made by Mr. Ulrich, second by Mr. Gibbs, recommending that the Board of Supervisors grant a waiver of **Section 703.B.2** permitting a scale of 1" = 30'. Upon roll call, all members present voted affirmatively.

A motion was made by Mr. Gibbs, second by Mr. Bliudzius, recommending that the Board of Supervisors grant a waiver of **Section 1005.(C)**, to permit a lot depth to width ratio in excess of the 2.5 to 1 for Lot No. 3, and to permit a depth to width ratio less than 1 to 1 for Lot No. 1. Upon roll call, all members present voted affirmatively. (EPS review letter, dated February 27, 2008, attached.)

A motion was made by Mr. Ulrich, second by Mr. Gibbs, recommending that the Board of Supervisors grant an extension of time for the Upper Hillside Properties Subdivision Final Plan to May 15, 2008, as amended on the Time Extension Request form. Upon roll call, all members present voted affirmatively.

Mrs. Meck, who resides on Regency Drive, was very alarmed about the possibility of additional flooding on her property from stormwater runoff as a result of this development. Mr. Moll will contact her for further information and will advise Great Valley Consultants of her concerns.

Hofmann Tract Offices: (Brian Kobularcik, Michael Hartman, John Wichner) Mr. Kobularcik, of Metropolitan Development Group, reviewed the plan with the Planning Commission for the first time. Metropolitan Development Group is the owner and developer of 19 acres formerly owned by Hofmann Industries. Mr. Kobularcik explained the history and informed the Planning Commission that they are proposing six (6) buildings encompassing 170,000 square feet of office space. The Iroquois Avenue extension will be built to Township specifications and dedicated to the Township. There will be no connection to Ossington Avenue. Traffic Planning and Design prepared the Traffic Study in cooperation with Great Valley Consultants. The study has been revised and resubmitted to GVC. Traffic Engineer, John Wichner, provided additional information. Mr. Fulmer requested that Grandview Boulevard and Dwight Street be added to the Traffic Study.

Traffic concerns were expressed by residents attending the meeting, such as, increased traffic in the neighborhood, speeding in the area, lack of enforcement, truck traffic, stacking of cars on Dwight Street, the absence of a stop sign at Cleveland and Harrison, and the timing of traffic signals on Rt. 724. Chairman Oswald encouraged the residents to attend meetings of the Board of Supervisors and Transportation Advisory Committee regarding the non-related issues. (EPS review letter, dated February 28, 200, attached.)

21 Montello Road Minor Subdivision: (Jason Shaner) (EPS review letter, dated February 26, 2008, attached.)

A motion was made by Mr. Ulrich, second by Mrs. Ehrlich, recommending that the Board of Supervisors grant waivers to the following sections of the Zoning Ordinance for the 21 Montello Road Minor Subdivision:

- (1) **Section 703.B.2**, permitting the plan to be drafted at 1" = 30'.
- (2) **Section 1005.C**, allowing Lots No. 1 and 2 to exceed the 2.5:1 maximum depth to width ratio.
- (3) **Section 1019.A**, to not require the installation of curbing along the Montello Road frontage.

Upon roll call, all members present voted affirmatively.

Paper alleys will be clarified when the plans are resubmitted. Attendance at the Infrastructure Committee is not necessary for this simple plan.

Reedy Estates Annexation – Lot 36: (Scott Miller) (EPS review letter, dated February 26, 2008, attached.) The project consists of annexing a 10-foot wide strip of land from Residue Lot 58 onto Lot 36 within the Reedy Estates development. Sufficient notes were incorporated onto the recorded plan for the trail, and when the Township determines the location of the trail it will be indicated on the annexation plan. Mr. Miller intends to present signed plans at the next meeting.

Wilson School District – Proposed Operations Center: (Bob Stackhouse) (EPS review letter, dated February 27, 2008,

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attached.) Mr. Stackhouse reviewed the plan for a proposed 20,000 square foot Operations Center building for Wilson School District, located at the end of Cloister Court on a 4-acre lot. He described the functions of this facility as including central receiving, central duplicating and storage. Anticipated truck traffic was discussed as well as a higher intensity planting screen. Fire Commissioner Schach was interested in an emergency access to the apartments. Mr. Moll will need additional information to confirm parking requirements. Consideration should be given to combining the two (2) access drives, in the turn around area, into a single access.

A motion was made by Mr. Gibbs, second by Mr. Ulrich, recommending that the Board of Supervisors grant a waiver of **Section 703.B.2**, permitting a plan scale of 1" = 40'. Upon roll call, all members present voted affirmatively.

Wilson School District – Sign Variance: Wilson School District has requested variances to construct a sign between the two (2) driveways to Whitfield Elementary School. Size is limited in a residential district to 12 square feet. The proposed sign is 24 square feet. Township sign regulations prohibit any animated electronic lighting of red, green or amber color or an LED board with red letters. The Planning Commission did not have an issue with the size of the sign but were concerned that this type of sign would be distracting to motorists in a residential area and, also, in the vicinity of an elementary school. Following a lengthy discussion, no recommendation was made to the Zoning Hearing Board.

One Meridian Boulevard, Phase II – Final Plan: (Jason Shaner) (EPS review letter, dated February 27, 2008, attached.) The applicant agreed at the tentative plan stage to comply with the Zoning Ordinance parking requirements for restaurants. This may have prompted a change in the original plan from three (3) restaurants to two (2) restaurants. The drawings show that the buildings are situated close to Paper Mill Road, and the majority of the parking spaces are located to the rear of the restaurants. Therefore, many of the parking spaces are a significant distance from the restaurant pads. Patrons could walk approximately 500 feet to the entrance of the restaurants, which would be a safety issue as well. Mr. Shaner stated that the applicant intends to evaluate the proximity of parking to the restaurant pads. Mr. Gibbs requested verification of the number of employees. No sidewalks are proposed along Meridian Boulevard or to the parking field.

Grings Hill Estates, Section 5: A motion was made by Mr. Gibbs, second by Mr. Ulrich, recommending that the Board of Supervisors grant an extension of time for the Grings Hill Estates, Section 5, Final Plan to June 9, 2008. Upon roll call, all members present voted affirmatively. The applicant has received E&S approval and their NPDES permit.

There being no further business, Chairman Oswald adjourned the meeting at 9:25 p.m.

Barry W. Ulrich, Secretary