

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 MAY 1, 2008

Chairman Oswald called the public meeting of the Planning Commission to order on Thursday, May 1, 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, John Dallas, Barry Ulrich, Sarah Ehrlich, Ronald Keating and Peter Bliudzius. Mr. Gibbs 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: Craig Lutz, Richard Emes, Marian Emes, Linda Yanckocik, Jason Peterson, Don and Darlene Cook, Brian Kobularcik, Michael Hartman and Jacob Hayward.

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

SALDO Meeting: The next meeting is May 12, 2008, at the Spring Township Office, 3:00 p.m.

Sign Committee: This committee is reviewing isolated issues and the current Sign Ordinance in its entirety.

NEW SUBMITTALS:

Jacob Hayward - Revised Waiver of Subdivision: (Jacob Hayward) (EPS memo dated April 30, 2008, attached.) As a result of the Supervisors denying a waiver of the subdivision process, Mr. Hayward has modified his request. He is willing to commit, in writing, that the proposed five (5) lots would be marketed for single family detached dwellings only. A motion was made by Mr. Bliudzius, second by Mr. Ulrich, recommending that the Board of Supervisors grant a waiver of the subdivision process with the condition that there is a written commitment from the applicant stating the land will be developed for single family detached dwellings. Upon roll call, all members present voted affirmatively. Mr. Hayward agreed to provide a letter, addressed to the Board of Supervisors, to the Township Secretary by May 8, 2008.

Hofmann Tract Offices: (Brian Kobularcik, Michael Hartman) (EPS review letter dated April 29, 2008, attached.) Revised plans were submitted by the applicant reflecting the 36 foot wide cartway on extended Iroquois Avenue, as recommended by the Transportation Advisory Committee. The applicant has requested a waiver of the sidewalk requirement, citing the recommendation of the Transportation Advisory Committee that sidewalks be required only on the north side of extended Iroquois Avenue. Mr. Dallas strongly disagreed stating that sidewalks should be required on both sides of the road to accommodate pedestrian traffic, specifically students walking to and from school and to encourage walking for fitness purposes. A motion was made by Mr. Ulrich, second by Mr. Dallas, recommending that the Board of

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Supervisors reject the waiver request allowing sidewalks only on the north side of extended Iroquois Avenue and require sidewalks on both sides. Upon roll call, Mr. Dallas, Mr. Keating and Mr. Ulrich voted affirmatively. Mr. Bliudzius, Mrs. Ehrlich and Mr. Oswald voted no. The vote being 3-3, the Planning Commission did not take any position on this issue.

The question of whether the extension of Iroquois Avenue will be a local or collector street was discussed. Mr. Moll's impression was that Mr. Fulmer and the Transportation Advisory Committee were amendable to classifying it as a local street. A recommendation from the Transportation Advisory Committee to the Planning Commission was requested.

Mr. Dallas suggested that ponding at the intersection of Ossington and Garfield Avenues should be placed on the Infrastructure Committee agenda for resolution. According to the developer, the Hofmann Tract does not contribute any stormwater to that area.

A motion was made by Mr. Bliudzius, second by Mr. Ulrich, recommending that the Board of Supervisors grant an extension of time through August 12, 2008. Upon roll call, all members present voted affirmatively.

Lutz – Waiver of Land Development (American House): (Craig Lutz) (EPS memo dated May 1, 2008, attached.) Mr. Lutz has proposed out-door seating to the rear of the existing American House restaurant, which would replace the second floor seating during the summer. The applicant has requested a waiver of the land development process. If granted, he would be required to comply with all zoning and stormwater regulations. A planting screen is, also, proposed to the rear of the existing structure isolating the out-door eating area from the adjacent property. Parking issues, lighting, noise and serving of alcoholic beverages should be considered. In the event additional parking would be needed in the future, Mr. Lutz confirmed there is land available for expansion of the parking lot. A motion was made by Mr. Keating, second by Mrs. Ehrlich, recommending that the Board of Supervisors grant a waiver of the land development process contingent upon various stipulations being included on the future building permit, in accordance with the ordinances of the Township, including parking and other issues. Upon roll call, all members present voted affirmatively.

Trisha Hoffman – Variance Request (2129 Spring Street): (EPS memo dated April 20, 2008, attached.) The applicant intends to purchase this property for a residence and beauty salon home occupation. A variance from the off-street parking requirements has been requested - **Section 324 (C)(6)(b)(2)**. As proposed, the applicant would be required to provide five (5) parking spaces - three (3) parking spaces for the salon plus two (2) parking spaces for the residence. There are no parking spaces on the property and no area in which to construct parking spaces. On-street parking is available, but limited according to an aerial photo provided by Mr. Moll. Subsequent to discussion, no recommendation was made to the Zoning Hearing Board.

Keith Stamm – Waiver of Land Development : Prior to applying for a permit to construct a two (2) car driveway in the front of 26 Laird Street, it was necessary for Mr. Stamm to request a waiver of the subdivision process to divide his property, extending between Laird Street and Norman Street, into two (2) residential lots. Following discussion, a motion was made by Mr. Keating, second by Mr. Ulrich, recommending that the Board of Supervisors waive the subdivision process for the 26 Laird Street property. Upon roll call, all members present voted affirmatively.

PENDING/NO NEW PLANS SUBMITTED:

Upper Hillside Properties Subdivision: The Township has received copies of the NPDES permit and Erosion and Sediment Control approval from the Berks County Conservation District. In addition, revised plans were received April 30, 2008 and submitted to Gannett Fleming for review of the sanitary line.

A motion was made by Mr. Ulrich, second by Mr. Bliudzius, recommending that the Board of Supervisors grant a time extension through June 15, 2008. Upon roll call, all members present voted affirmatively.

Spring Towne Center Office: Mr. Moll and the applicant have discussed his inability to obtain instructions from FEMA

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and concluded that Mr. Moll will proceed as he believes is the proper way to show the floodplain. The applicant will address the other issues and attend the next meeting.

Wilson School District – Operations Center: A motion was made by Mr. Bliudzius, second by Mrs. Ehrlich, recommending that the Board of Supervisors grant an extension of time through June 10, 2008. Upon roll call, all members present voted affirmatively.

One Meridian – Phase II: A motion was made by Mr. Keating, second by Mr. Dallas, recommending that the Board of Supervisors grant an extension of time through August 12, 2008. Upon roll call, all members present voted affirmatively.

Weis Store #175: A motion was made by Mr. Dallas, second by Mrs. Ehrlich, recommending that the Board of Supervisors grant an extension of time through August 12, 2008. Upon roll call, all members present voted affirmatively.

Giant Food Store #50 – Gas Pumps: Awaiting signed and sealed plans.

OUTDOOR LIGHTING WORKSHOP: Messrs. Moll, Gibbs and Mazurie attended a workshop on outdoor lighting, sponsored by the Pennsylvania Outdoor Lighting Council, DEP and other agencies. They are asking municipalities to review their regulations governing outdoor lighting and are proposing model ordinances to make lighting more efficient, to cause less impact on adjoining properties and to cut down on glare. Mr. Moll is very interested in the Township adopting such regulations for his reference when reviewing land development plans. Chairman Oswald agreed that a committee could be formed, but asked that it be deferred until revisions have been completed by the SALDO and Sign Committees.

There being no further business, Chairman Oswald adjourned the meeting at 8:38 p.m.

Barry W. Ulrich, Secretary