

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 JULY 10, 2008

Chairman Oswald called the public meeting of the Planning Commission to order on Thursday, July 10, 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, John Dallas, Barry Ulrich, Ronald Keating, Sarah Ehrlich and Peter Bliudzius. Also in attendance were: James Lillis, Esquire, Solicitor; James Moll, Engineering and Planning Manager; Fire Commissioner Schach and Sheryl Kressler, Township Secretary. Visitors in attendance were: Bob Stackhouse, Amy Magers, Gregg Bogia, Dick Mable, Ed Stock, Don and Bonnie Jarmaska, Gregory Ganikon, Michael Hartman, Brian Kobularcik and David Kostival of the Reading Eagle.

Minutes: A motion was made by Mr. Dallas, second by Mrs. Gibbs, approving the Minutes of June 5, 2008. Upon roll call, all members present voted affirmatively with the exception of Mr. Keating, who abstained.

SALDO Committee: The SALDO Committee did not hold a meeting.

Sign Committee: Nothing to report.

NEW SUBMITTALS:

Upper Hillside Properties Subdivision: (Amy Magers) Signed and sealed plans were presented to the Planning Commission. A motion was made by Mr. Ulrich, second by Mrs. Ehrlich, recommending that the Board of Supervisors approve the Upper Hillside Properties Subdivision final plan. Upon roll call, all members present voted affirmatively.

Hofmann Tract Offices: (Michael Hartman, Brian Kobularcik) (EPS review memorandum dated July 9, 2008, attached.)

The applicant has requested relief from the clear sight triangle requirement of the Zoning Ordinance, **Section 405(H)(C)(3)**, at the intersection of Dwight Street and the proposed extension of Iroquois Avenue. The Infrastructure and Transportation Advisory Committees have taken action in support of this variance. The applicant requested the same from the Planning Commission, with the understanding that the clear sight triangle would comply with PennDOT standards. Following discussion, a motion was made by Mr. Gibbs, second by Mrs. Ehrlich, recommending that the Zoning Hearing Board grant a reduction in the clear sight triangle to 50 feet rather than 75 feet, that a letter shall be forwarded from the Planning Commission to the Zoning Hearing Board and that Chairman Oswald will attend the zoning hearing. Upon roll call, all members present voted affirmatively. A waiver of the same regulation, in the Subdivision and Land Development Ordinance, will be addressed subsequent to the Zoning Hearing Board decision.

PLANNING COMMISSION

Wilson School District – Proposed High School Master Plan: (Bob Stackhouse) Mr. Moll reviewed several significant comments in his review letter dated July 10, 2008, which is attached. He noted that detailed lighting information has not yet been provided. Mr. Stackhouse confirmed that consultants are in the process of analyzing existing and future lighting and the affect the lighting will have on neighboring residents. It was determined it would be beneficial for Mr. Moll to examine regulations applying to out-door, non-public recreation for discussion at the July 31, 2008 workshop. The Transportation Advisory Committee recommended a traffic study be prepared as part of Phase I of the project. This study will be performed in the fall when school is in session. Planning Commission members requested that the scope of the traffic study include the Dwight Street area (from Belmont Avenue to Penn Avenue). Mr. Moll will relay their request to Mr. Fulmer.

Covenant Orthodox Presbyterian Church – Sketch Plan: (Bob Stackhouse) (EPS review letter dated July 7, 2008, attached.) The Covenant Orthodox Presbyterian Church is proposed for Lot #54 in the Reedy Estates Subdivision. The applicant intends to apply for a Special Exception before the Zoning Hearing Board. Mr. Moll has yet to determine whether a traffic impact study would be necessary at the preliminary plan stage. An emergency access to the church may be required, although, Fire Commissioner Schach noted that there is an emergency access off of Reedy Road, and the emergency access system works very well. Mr. Jarmaska was concerned about water run-off and lighting. He was advised to attend future Planning Commission meetings.

Reading Hospital Medical Center – Tulpehocken, Ltd.: (Gregg Bogia, Dick Mable, Ed Stock) (EPS review letter dated July 7, 200, attached.) Mr. Bogia reviewed the drawings in order to familiarize Planning Commission members with the project. The property is bounded by Paper Mill Road, Broadcasting Road, S.R. 0222 and Stone Hill Farms. Two (2) hospital buildings, two (2) parking garages, and a retail facility are proposed. Mr. Bogia explained that they intend to create a campus look, with buffers and berms, and will not build near the residential neighborhood. It was agreed that a parking garage at a major intersection of Spring Township is not esthetically pleasing from Broadcasting Road. Mr. Bogia will determine whether the parking garage could be moved. Conditional Use approval is required as well as Special Exception approval for a bank, with drive-through facility, in the retail area. Mr. Moll noted that the plan shows one (1) or two (2) large anchor stores in the retail area exceeding 50,000 square feet in floor area. If they are single retail stores, the square footage will exceed the 50,000 square foot limit, and a variance would be necessary. Internal sidewalks or trails were discussed. It is approximately 700 to 800 feet from the medical center to the retail area. A resident of Colony Park commented that she was concerned about having to look at a 3-story parking garage. The medical center will include a specialty hospital, probably a women's hospital, an ambulatory facility and physicians' office space. No emergency services are anticipated.

Holloway Minor Subdivision: (Bob Stackhouse) All issues were satisfied and signed and sealed plans were presented. A motion was made by Mr. Gibbs, second by Mr. Ulrich, recommending that the Board of Supervisors approve the Holloway Minor Subdivision final plan revision. Upon roll call, all members voted affirmatively.

Spring Towne Center Office: A motion was made by Mrs. Ehrlich, second by Mr. Keating, recommending that the Board of Supervisors grant a time extension for the Spring Towne Center Office preliminary plan through October 29, 2008. Upon roll call, all members voted affirmatively with the exception of Mr. Gibbs, who voted no. Mr. Moll confirmed that most of the delay on this plan was due to the Township attempting to secure information from FEMA.

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

Barry W. Ulrich, Secretary