

# PLANNING COMMISSION



## TOWNSHIP OF SPRING

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### MEETING MINUTES AUGUST 7, 2008

Chairman Oswald called the public meeting of the Planning Commission to order on Thursday, August 7, 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, Ronald Keating, Sarah Ehrlich 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: Kim Berry, Eric Neast, Grant Smith, George Mack, John Wichner, Gregory Ganikon and David Kostival of the Reading Eagle.

**Minutes:** A motion was made by Mr. Dallas, second by Mrs. Ehrlich, approving the Minutes of July 10, 2008. Upon roll call, all members present voted affirmatively.

**SALDO Committee:** Meetings have been temporarily deferred to a later time.

**Sign Committee:** Next meeting, August 27, 2008 at 3:30 p.m. Discussion during these meetings encompasses all signs, and progress is being made.

**Workshop – August 28, 2008:** Mr. Oswald asked Planning Commission members to advise the secretary if they will not be able to attend the workshop on August 28, 2008, being that it is the Thursday night prior to Labor Day weekend.

#### **Review of Correspondence:**

**Sydney Stocker, 179 Heather Lane:** Chairman Oswald contacted Mr. Stocker in response to a letter received from him strongly opposing the Wilson School District plan to relocate the high school stadium. Chairman Oswald explained the role of the Planning Commission to Mr. Stocker, who understood that the purpose of the Planning Commission is to insure the plans are in conformance with Township ordinances.

#### **NEW SUBMITTALS:**

**Shoener Lake Trail Pre-Final Design:** Mrs. Houck attended the workshop meeting to answer questions regarding a pre-final design plan prepared, on behalf of the Township, for construction of an aggregate trail around the perimeter of Shoener Lake. Various look-outs and wild life viewing areas are proposed. The Greenways and Trails Committee is seeking formal endorsement from the Planning Commission for the development of the Shoener Lake Trail Project. Mr. Oswald had some concerns about steep slopes, which will be passed on to the Committee. A motion was made by Mr.

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Ulrich, second by Mr. Keating as follows: BE IT RESOLVED, that the Planning Commission hereby endorses and highly recommends the Shoener Lake Trail pre-final design, as presented to the Planning Commission on August 7, 2008, at public meeting, duly convened. Upon roll call, all members voted affirmatively.

**Wilson School District – Proposed High School Master Plan:** (Grant Smith, John Wichner) (EPS review letter dated August 5, 2008, attached.) With regard to the question of whether performance standards for outdoor recreation, listed under **Section 321 (B)(73)** apply; Mr. Moll was mainly concerned about times of operation, specifically when certain field lights would be utilized. The Solicitor suggested a note on the plan as to general hours of operation and that the Township receives notification of events which may require special consideration. Mr. Smith reviewed a color coded drawing showing foot candle levels and lighting standards on the fields. Sight distance and security problems were mentioned pertaining to a buffer along Dwight Street. TPD intends to begin the traffic study on September 3, 2008, including Dwight Street from Grandview to Penn Avenue. Mr. Wichner added that they would observe pedestrians along the Dwight Street corridor for the purpose of making application for funding from the Safe Routes to School Program in August, 2009. Normally a champion is appointed, or possibly a committee, to coordinate the school district, community and Township in applying for funding. Chairman Oswald volunteered as a member of the Transportation Advisory Committee.

A motion was made by Mr. Ulrich, second by Mr. Bliudzius, recommending that the Board of Supervisors grant an extension of time for the Wilson School District, Proposed High School Master Plan (preliminary) through December 3, 2008. Upon roll call, all members present voted affirmatively.

**Penn State Berks Campus – New Classroom Building:** (Eric Neast, Kim Berry) (EPS review letter dated August 6, 2008, attached.) Mr. Neast, of Gannett Fleming, reviewed a detailed sketch plan of the proposed 3-story, 60,000 square foot classroom building, situated between the Franklin Building and Thun Library on the Penn State Berks Campus. The applicant is proposing several stormwater facilities including a shallow rain garden to collect the rain water. As stated by Mr. Moll, the building is internal to the school campus, and he does not have any buffer or set back concerns. However, he will discuss parking with the applicant and advised the applicant to attend a future Transportation Advisory Committee meeting.

**Hofmann Tract Offices:** A motion was made by Mr. Keating, second by Mrs. Ehrlich, recommending that the Board of Supervisors grant an extension of time for the Hofmann Tract Offices preliminary plan, through November 12, 2008. Upon roll call, all members present voted affirmatively.

**Reading Hospital Medical Center – Tulpehocken, Ltd.:** The Township has not received an application for Conditional Use for the medical center or Special Exception application for the bank with a drive-through facility. Therefore, no further consideration will be given to these plans until such applications have been made.

**Sinking Spring Municipal Authority – Waiver of Land Development Process:** A motion was made by Mr. Keating, second by Mr. Dallas, to defer this matter to the Infrastructure/Sewer Committee for evaluation prior to review by the Planning Commission. Upon roll call, all members present voted affirmatively with the exception of Mr. Bliudzius, who voted no.

Supervisor Vaughan attended the Sinking Spring Borough Council meeting, on August 7, 2008, for the purpose of discussing issues relating to expansion of the Sinking Spring WWTP, pending agreements among South Heidelberg, Sinking Spring and the Township.

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

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**Weis Store #175:** Mr. Moll informed Committee members that he had met with the Engineer to review the plans and acknowledged that they were having a great deal of difficulty obtaining approval from the State. A motion was made by Mr. Dallas, second by Mrs. Ehrlich, recommending that the Board of Supervisors grant an extension of time for the Weis Store #175, final plan, through November 12, 2008. Upon roll call, all members present voted affirmatively. This will be the 10<sup>th</sup> time extension.

There being no further business, Chairman Oswald adjourned the meeting at 7:58 p.m.

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Barry W. Ulrich, Secretary