

PLANNING COMMISSION



TOWNSHIP OF SPRING

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MEETING MINUTES SEPTEMBER 4, 2008

Chairman Oswald called the public meeting of the Planning Commission to order on Thursday, September 4, 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, Stephen Gibbs, Barry Ulrich, Ronald Keating, Sarah Ehrlich and Peter Bliudzius. Also in attendance were: James Lillis, Esquire, Solicitor; James Moll, Engineering and Planning Manager; and Sheryl Kressler, Township Secretary and Alexis Ninfo, Administrative Assistant. Visitors in attendance were: Al Moatz, Brian Kobularcik, Don and Bonnie Jarmoska, Greg Ganikon, and Laura Mursch and friend.

Minutes: A motion was made by Mr. Dallas, second by Mr. Bliudzius, approving the Minutes of August 7, 2008. Upon roll call, all members voted affirmatively.

Sign Committee: Next meeting September 10, 2008.

NEW SUBMITTALS:

Hofmann Tract Offices: (Michael Hartman, Brian Kobularcik) (EPS review letter dated August 21, 2008, attached.) Mr. Moll reported that the Zoning Hearing Board granted the applicant a variance for the clear sight triangle at the proposed intersection of Dwight Street and Iroquois Avenue, with conditions as follows:

- a. The applicant must submit proof prior to final land development approval that Iroquois Avenue extended is formally designated by the Township of Spring as a local street and not a collector street;
- b. The applicant, prior to final land development approval, shall work in concert with the Planning Commission and the Board of Supervisors of Spring Township to adequately and appropriately address the resident's concerns regarding increased vehicular and pedestrian traffic at and near the proposed intersection; and
- c. Implement appropriate signage, including the installation of appropriate signage and signalization at the proposed intersection and nearby intersections.

According to Mr. Moll, the applicant has met the additional requirements for a 36 foot wide cartway, allowing for three (3), 12-foot lanes, in compliance with PennDOT sight distance standards at the proposed intersection of Dwight Street and Iroquois Avenue. A potential design is being prepared to widen and modify the existing intersection to facilitate truck traffic turning right off of Dwight Street onto Iroquois Avenue.

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Although a variance for the clear sight triangle has been granted by the Zoning Hearing Board, an identical requirement appears in the Subdivision and Land Development Ordinance. Therefore, a formal request has been submitted by the applicant for a waiver of **Section 1004(M) (3)(c)**. A motion was made by Mr. Keating, second by Mr. Bliudzius, recommending that the Board of Supervisors approve the waiver of the clear sight triangle as presented by the applicant, with the same conditions (as stated above). Upon roll call, all members voted affirmatively with the exception of Mr. Ulrich, who voted no.

Mr. Ganikon informed the Planners that he and his wife are filing an appeal of the Zoning Hearing Board decision regarding the clear sight triangle.

As recommended by the Transportation Advisory and Infrastructure Committees, a motion was made by Mr. Gibbs, second by Mr. Ulrich, recommending that the Board of Supervisors approve the local street designation for the proposed Iroquois Avenue extension, in compliance with the decision of the Zoning Hearing Board, and with the conditions recommended by the Infrastructure Committee. Upon roll call, all members voted affirmatively.

Mr. Moatz questioned the traffic controls being considered for the aforementioned intersection. Chairman Oswald suggested that he attend the Transportation Advisory Committee meeting on Tuesday, September 9, 2008, at 8:30 a.m.

A motion was made by Mr. Gibbs, second by Mrs. Ehrlich, recommending that the Board of Supervisors approve the preliminary plan for the Hofmann Tract Offices, with the condition that all outstanding issues in Mr. Moll's review letter are satisfied. Upon roll call, all members voted affirmatively.

Reading Hospital Medical Center – Tulpehocken, Ltd.: A motion was made by Mr. Bliudzius, second by Mr. Keating, recommending that the Board of Supervisors grant an extension of time for the Reading Hospital Medical Center – Tulpehocken, Ltd. preliminary plan to January 31, 2009. Upon roll call, all members voted affirmatively.

The Township has not received a Conditional Use or Special Exception application to date.

Prospectus Associates, Inc. – Special Exception - Group Home: The Zoning Hearing Board has received an application for Special Exception, from Prospectus Associates, for a group home located adjacent to 1800 Reading Boulevard. The property reviewed previously for a group home is not involved. In May, 2008, Mr. Hayward, owner of said property, received a waiver of the subdivision process with the condition that the lots were to be used for single family detached dwellings. The subject property was sold in July, 2008, to Prospectus Associates. Solicitor Lillis suggested that this is not necessarily a violation, and the Planning Commission should consider only the Special Exception application at this time. Subsequent to further discussion of the review letter, no motion was forthcoming, and no recommendation was made to the Zoning Hearing Board. (EPS review memo dated September 2, 2008, attached.)

Covenant Orthodox Presbyterian Church – Special Exception & Variances: (EPS review memo dated September 2, 2008, attached.) The location of this proposed church is Lot #4, Reedy Estates, along Yerger Boulevard, opposite the intersection with Brian Lane. In the LDS zoning district, a place of worship is a Special Exception use, and an application has been submitted to the Zoning hearing Board. The applicant is, also, requesting three (3) variances.

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A motion was made by Mr. Ulrich, second by Mr. Keating, recommending that the Zoning Hearing Board approve the Special Exception request, with the following conditions, and that the applicant complies with all other aspects of the Zoning Ordinance.

1. That the proposed buffer yard and planting screen comply with all provisions of **Section 405(I)**.
2. That the proposed lighting for the parking lot comply with the provisions of **Sections 514 and 703(E)**.

Upon roll call, all members voted affirmatively with the exception of Mr. Dallas, who voted no.

Sign Variance - Section 603(b): A motion was made by Mr. Ulrich, second by Mr. Dallas, to recommend that the Zoning Hearing Board does not grant the requested variance. Upon roll call, all members voted affirmatively.

Variance for Number of Parking Spaces - Section 701: A motion was made by Mr. Ulrich, second by Mr. Keating, to recommend that the Zoning Hearing Board does not grant the requested variance. Upon roll call, all members voted affirmatively.

Variance for Parking Space Size - Section 703(B): A motion was made by Mr. Ulrich, second by Mr. Keating, to recommend that the Zoning Hearing Board does not grant the requested variance. Upon roll call, all members voted affirmatively.

Mr. Jarnoska owns Lot #41 in Reedy Estates and spoke to the Planning Commission referencing a letter from Michael A. Heim, of 1301 Spring House Road. The letter lists concerns regarding the aesthetics associated with the proposed church, parking, traffic safety and enforcement. Chairman Oswald advised him that a place of worship is a permitted use, and the Planning Commission intends to insure that the applicant complies with all the ordinances of the Township. He suggested that Mr. Jarnoska attend the zoning hearing and the Transportation Advisory Committee meeting on September 9, 2008.

Wilson School District – Proposed High School Master Plan: Mr. Moll received a lighting plan for this project, and the traffic counts have begun. He will verify the time period in which the traffic counts are performed.

Weis Store #175: Plans were received by the Township. However, Mr. Moll believes they were for drainage purposes and not intended for the Planning Commission.

Sinking Spring Municipal Authority – Waiver of Land Development Process: Forwarded to the Infrastructure Committee for review at their next meeting, September 16, 2008.

There being no further business, Chairman Oswald adjourned the meeting at 8:23 p.m.

Barry W. Ulrich, Secretary