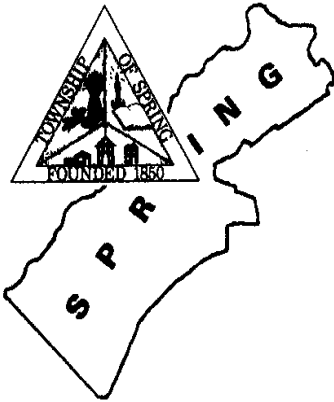


PLANNING COMMISSION
DRAFT



TOWNSHIP OF SPRING

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MEETING MINUTES
December 3, 2009

Vice-Chairman Gibbs called the public meeting of the Planning Commission to order on Thursday, December 3, 2009, at 7:00 p.m., in the Meeting Room of the Township of Spring Administration Building, 2850 Windmill Road, Cornwall Terrace, Berks County, Pennsylvania.

The following Planning Commission members were in attendance: Stephen Gibbs, John Dallas, Ronald Keating, Sarah Ehrlich, and Barry Ulrich. Mr. Oswald, and Mr. Bliudzius did not attend. Also in attendance were: James Lillis, Esquire, Solicitor; Jim Moll, Director of Engineering and Planning Services, Tasha Amato, Administrative Assistant, Joel DelliCarpini, Bohler Engineering, Mark Koch, Esquire, John Zarahchuk, Summit Realty, Brian Kobularcik, Metropolitan Development Group, Michael Hartman, McCarthy Engineering, Bob Stackhouse, Stackhouse Bensinger, Greg Ganikon, and a reporter from the Reading Eagle.

MINUTES: A motion was made by Mr. Dallas, second by Mrs. Ehrlich, approving the Minutes of November 5, 2009. Upon roll call, all members present voted affirmatively.

NEW SUBMITTALS:

CVS Pharmacy – Conditional Use Application: (Joel DelliCarpini, Mark Koch and John Zarahchuk) (EPS review letter December 1, 2009, attached.) Mr. Moll stated that the applicant has applied for a conditional use approval for a CVS Pharmacy on the property of Savage Kia, located at the southwest corner of the intersection of Shillington Road (Rt. 724) and Iroquois Avenue. The accompanying plan indicates that the existing structure, housing the car dealership, is to be removed and replaced by a proposed pharmacy building. The proposal includes parking facilities, access drives and traffic aisles, as well as two proposed drive-through facilities. A pharmacy is not a specific use listed in the Zoning Ordinance, but would be considered under the more general heading of retail store. A retail store is a conditional use within the **Planned Office Business (POB) District**, requiring specific approval by the Board of Supervisors.

Also discussed were the provisions of **Section 321(B)(76)(b)**, which would require the applicant to prove to the Board of Supervisors' satisfaction that any outdoor lighting shall not create a glare on any surrounding properties nor create a significant nuisance to any existing and/or future dwellings. Additionally, any drive-through facilities will comply with the **Drive-Through Off-Street Stacking Space Regulations in Part 7 of this Chapter**.

A hearing date has been set for Monday, January 11, 2010 at 8:15 p.m.

CVS Pharmacy – Preliminary/Final Land Development Plans: (Joel DelliCarpini, Mark Koch and John Zarahchuk) (EPS review letter December 2, 2009, attached) Mr. Moll stated that the applicant has also submitted land development plans as both Preliminary and Final plans, and the plans have been reviewed for compliance with the provisions for both stages. The Township has allowed such an abbreviated review process where land development plans were submitted for lots within a previously reviewed subdivision. Since the present application is not such a case, the Planning Commission should determine if the abridged procedure would be appropriate.

A brief overview of the proposed 13,225 square foot CVS Pharmacy was given by Mr. DelliCarpini, of Boehler Engineering. The applicant has proposed 76 parking spaces to serve the building thus eliminating two existing drives onto Shillington Road and creating a new right-in right-out drive closer to the adjoining property to the west. As a result, the steep slope, currently at the entrance off of Iroquois, would be alleviated. This plan provides for a large green space area, which currently does not exist. Hours of operation would be 8:00 p.m. to 10:00 p.m.

The applicant, also, expressed that they are in the process of preparing a Traffic Impact Study as part of the PennDot Highway Occupancy Permit process. Although **Section 323(B)(3)**, requires such a study for only commercial facilities in excess of 20,000 square feet, the results of such study would be useful in analysis of the traffic characteristics of the project. The Transportation Advisory Committee will review the study, as well as all traffic aspects of the proposal, and will make such recommendations to the Board of Supervisors, accordingly, as well as the Infrastructure Committee and the Township's consultant for sanitary sewers.

The Planning Commission's policy is not to take action on Land Development Plans when conditional use approval is pending.

Hofmann Tract Offices – Annexation Plan/Final Land Development Plans: (Michael Hartman and Brian Kobularcik) (EPS review letter November 30, 2009, attached) Mr. Moll stated that the applicant's preliminary plans, approved in 2008, had shown six (6) proposed office buildings located on a single lot, and the buildings were in a layout such that hypothetical lot lines could be established. However, the current Final Plans show that lots shall be created for each of the proposed buildings. With the additions of these new lot lines, most of the proposed lots would not comply with the recommended lot depth-to-width ratio of **Section 1005(C)** of the Subdivision regulations; since this is primarily a result of tract configuration and the proposed through street bisecting the property. The applicant has submitted a request for a waiver to permit the lot width to be greater than the lot depth; due to the site geometry and the placement of the Iroquois Road.

A motion was made by Mr. Ulrich, second by Mr. Keating, recommending that the Board of Supervisors grant the requested waiver of the depth-to-width ratio for lots 1, 2, 3, 5 and 6. Upon roll call, all members present voted affirmatively.

Also discussed were the following waiver requests by the Planning Commission members:

1. **Section 310(C)(6)ii – to permit the storm piping to be installed at a minimum slope of 0.40%, rather than the required 0.50% due to the site geography and to avoid excessive amount of earthwork and fill, the storm sewer has been designed at slopes less than the required 0.5% and the storm sewer has been designed to have adequate capacity to convey the 100-year storm to the detention basins**
2. **Section 310(C)(6)iv – to permit the use of Smooth-Lined Corrugated Plastic Pipe (SLCPP) up to the diameter of 48" due to underlying geology, the use of SLCPP piping will provide a better water-tight seal and avoid a potential sinkhole formation.**

A motion was made by Mr. Dallas, second by Mr. Keating to table both waiver requests for further review by the Planning Commission and Infrastructure Committee. Upon roll call, all members present voted affirmatively.

Mr. Moll stated that the plans show a retaining wall proposed on Lot 1 within the front yard along extended Iroquois Avenue. **Section 324(C)(3)(d)(2)** requires special exception approval for a wall within a front yard, and the Township

Codes Office also requires this approval for any walls other than low profile walls intended for landscaping purposes. Planning Commission members suggested that the applicant evaluate modifications to the proposed grading that would lessen the elevation change in this area, and perhaps eliminate the need for the retaining wall.

Discussed were proposed lot lines between Lots 3, 4 and 6 that bisect proposed parking lots or driving aisles. Issues to review would include who would be responsible for maintenance of these parking and driving areas. The Township Solicitor should be consulted to determine if cross easements are required in these instances. Mr. Kobularcik stated that they are willing to provide the proper documentation needed to modify the lot lines accordingly.

Mr. Moll also stated that the subject property is partially located within the Borough of Sinking Spring and consequently, the endorsement of the Borough Planning Commission and Council will be required on the Plan. The Township may wish to ascertain the Borough's intentions toward plan approval prior to taking action on the Plan. (Per applicant - Preliminary Plan was approved by Borough.) Additional information should be provided to the Fire Commissioner for the proposed buildings. Completion of the sidewalk along the existing bank frontage should be indicated as well. Mr. Kobularcik will complete doing so if Affinity Bank gives their approval.

Mr. Moll further stated that the applicant should address any outstanding traffic-related issues with the Transportation Advisory Committee. Issues raised in the November 24, 2009 review letter from Gannett Fleming, regarding sanitary sewers should, also, be addressed and resolved to the satisfaction of the Township Infrastructure Committee.

No action was taken.

PENDING/NO NEW PLANS SUBMITTED:

Wilson Bus Maintenance Building – Land Development Plans: (Bob Stackhouse) Mr. Moll explained that this project, located on the District's property along Windmill Road, includes construction of a new transportation/maintenance building and removal of the existing building, additions and realignment of the existing bus parking area and a new access drive. Final Plan approval should be conditioned upon the applicant's payment of any outstanding Township invoices.

A motion was made by Mr. Keating, second by Mr. Ulrich, recommending that the Board of Supervisors approve the Final Land Development Plans for the Wilson School District Transportation Building. Upon roll call, all members present voted affirmatively.

MISCELLANEOUS:

Official Township Map:

A motion was made by Mr. Keating, second by Mr. Dallas, recommending that the Board of Supervisors adopt the Official Township Map. Upon roll call, all members present voted affirmatively.

There being no further business, Vice-Chairman Gibbs adjourned the meeting at 8:30 p.m.

Ronald J. Keating, Secretary