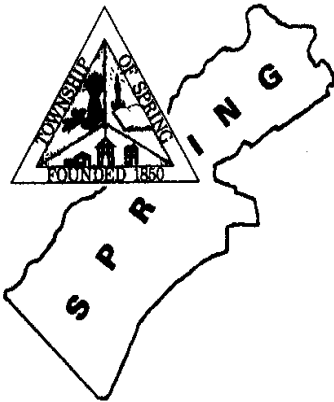


PLANNING COMMISSION
DRAFT



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MEETING MINUTES
March 5, 2009

Chairman Oswald called the public meeting of the Planning Commission to order on Thursday, March 5, 2009, 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, Ronald Keating, Sarah Ehrlich, Barry Ulrich and Peter Bludzius. Also in attendance were: James Lillis, Esquire, Solicitor; James Moll, Director of Engineering and Planning, Sheryl Rowan, Township Secretary, Kim Berry, Eric Neast, Todd Babcock, Larry Bortz, Bob Stackhouse, John Wichner, George Mack, Jason Shaner, Greg Davis, Esquire, John Forde, Mike Trough, and a reporter from the Reading Eagle.

MINUTES: A motion was made by Mr. Dallas, second by Mr. Gibbs, approving the Minutes of February 5, 2009. Upon roll call, all members voted affirmatively with the exception of Mr. Ulrich, who abstained.

NEW SUBMITTALS:

David Greth Subdivision: (Todd Babcock) (EPS review letter dated March 2, 2009, attached.) Mr. Moll stated that planning module approval has not been received from DEP to date. However, all other Planning Commission concerns have been satisfied. A motion was made by Mr. Gibbs, second by Mrs. Ehrlich, recommending that the Board of Supervisors approve the David Greth Subdivision final plan. Upon roll call, all members voted affirmatively.

Penn State Classroom Building: (Eric Neast, Kim Berry) (EPS review letter dated March 2, 2009, attached.) Mr. Moll stated that the Infrastructure Committee recommends an approval with one condition as follows: increasing the width of existing sanitary sewer right-of-way along Township trunk line from 20' to 30', in accordance with current standards. The Infrastructure Committee also recommends to the Planning Commission that ownership of all onsite sanitary sewer laterals be transferred to the Township. The University has inspected the sewer lateral and intends to repair any deficiencies that were discovered, but does not intend to transfer ownership at this time. They have received approval from the Berks County Conservation District. A motion was made by Mr. Gibbs, second by Mr. Bludzius, recommending that the Board of Supervisors approve the Classroom Building final land development plans, subject to the conditions, referenced in the Infrastructure Committee letter dated March 2, 2009 being satisfied (attached). Upon roll call, all members voted affirmatively.

Wilson School District – High School Master Plan: (Bob Stackhouse, Larry Bortz, John Wichner, George Mack) (EPS

review letter dated March 3, 2009, attached.) Mr. Moll reviewed several significant changes to the preliminary plans which, are referenced in his review letter. Mr. Stackhouse stated that the plans being identified as Phase I of the High School Campus project no longer include the relocation of the football stadium, but does propose an artificial field be installed at the existing stadium location. A lighted, synthetic soccer field has been proposed to be relocated from along Berks Place to a more central location on the campus. The synthetic field and parking lot will replace the existing baseball and field hockey fields. The parking lot will no longer be at the existing stadium location, but adjacent to Dwight Street, between the Junior High School and the Elementary School. Current plans propose 184 new parking spaces. The vehicle entrance onto Berks Place has been eliminated. Mr. Moll stated with the elimination of the proposed relocation of the stadium, and the placement of the new lighted field at the center of the campus, it would appear that any impact upon adjoining properties and streets would be dramatically reduced, Section 514. The current lighting plan indicates that the illumination from the lighted, soccer field would not affect the adjoining properties and or streets.

Mr. Moll stated that the Fire Commissioner has requested that the existing water lines leading from the Junior High School building to the High School be shown on the current plans, currently the plans show a portion of the existing water lines on the site, Section 503(C) (H)(4)(a). Several members voiced concerns regarding emergency access. Mr. Moll will discuss their concerns with Fire Commissioner Schach. Great Valley Consultants, after further review, has indicated that the Traffic Impact Study submitted has satisfied the requirements in the Subdivision and Land Development Ordinance. Outstanding traffic related matters will be addressed at the Transportation Advisory Committee meeting on March 10, 2009.

Timothy Hertzog – Variance Request: (EPS memorandum dated March 3, 2009, attached.) Mr. Moll stated, that the applicant has requested a variance to permit an existing greenhouse/nursery use be converted to a carpet installer warehouse. The applicant also includes a request for relief from the provisions of Section 321 (B)(94)(d), which requires a warehouse to be located on a lot having a minimum area of 3 acres, currently the applicants property is ¾-acre. A motion by Mr. Gibbs, second by Mr. Keating, recommending to the Zoning Hearing Board that the variance request not be granted, based upon the fact there was not enough information to resolve some of the review comments and questions from the Planning Commission members. Upon roll call, all members voted affirmatively.

PENDING/NO NEW PLANS SUBMITTED:

One Meridian, Phase II – Parking Request: (Greg Davis, Mike Trough, Jason Shaner, John Forde) Attorney Davis stated, that back in June 2007 the Township passed an amendment to the PRD to allow 3 restaurant uses on the Papermill Road portion of the site with one condition; to provide parking in accordance with PO/B regulations as opposed to the PRD parking regulations, since the PRD district was more restrictive in size and number. Mr. Trough, Land Development Consultant for One Meridian, stated after further review of the plans and zoning districts they would only be able to accommodate parking for 2 restaurants. An amendment to the tentative plan was proposed, altering parking requirements as follows: (1) Required: 1 space for 50 square feet, Proposed: 1 space for 45 square feet; (2) Required: standard parking spaces - 10' x 20', Proposed: 19' x 19 ½'. Calculations indicate a total of 100 less spaces. Although Mr. Gibbs was not in favor of deviating from the Zoning Ordinance, Mr. Moll pointed out that they are not technically required to comply with the Zoning Ordinance since they are in the PRD, and the Ordinance is less stringent. Perhaps, a waiver would be sufficient. Subsequent to discussion, Messrs. Ulrich, Keating, Dallas, and Mrs. Ehrlich would recommend 1 space for 45 square feet, and the standard size parking space of 10' x 20'. Mr. Bliudzius and Mr. Gibbs were in favor of strict compliance with the Zoning Ordinance.

There being no further business, Chairman Oswald adjourned the meeting at 8:20 p.m.

Ronald J. Keating, Secretary