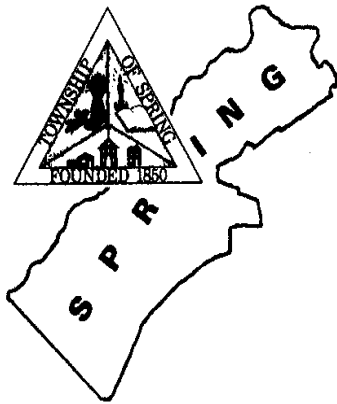


PLANNING COMMISSION



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MEETING MINUTES

April 2, 2009

Chairman Oswald called the public meeting of the Planning Commission to order on Thursday, April 2, 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 Bliudzius. Also in attendance were: James Lillis, Esquire, Solicitor; James Moll, Director of Engineering and Planning, Tasha Amato, Administrative Assistant, Sheryl Rowan, Township Secretary, Bob Stackhouse, George Mack, Jason Shaner, Greg Ganikon, Patrick Konopelski, and a reporter from the Reading Eagle.

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

NEW SUBMITTALS:

Wilson School District – High School Master Plan: (Bob Stackhouse, George Mack) (EPS review letter dated April 1, 2009, attached.) Mr. Moll stated that the Fire Commissioner was consulted in regards to the issue of the emergency access to the site, and he has indicated he is satisfied with the proposal. The Transportation Advisory Committee, on March 10, 2009, recommended to the Board of Supervisors to approve the revised Plan for Phase 1 of the project, **Section 505**. Several members voiced concerns regarding the Phasing Schedule and the possibility of Phase 1C not being completed after Phase 1A and Phase 1B, due to the lack of an estimated timeframe for these activities. Mr. Stackhouse stated that Phase 1A, identified as the construction of the link corridor between the existing high school building and the existing junior high school building, will be the only phase constructed at this time, due to budget constraints. Mr. Stackhouse also stated that Phases 1B thru 1C will most likely be constructed at the same time, and at this point no bidding of such projects has occurred.

A motion by Mr. Gibbs, second by Mr. Bliudzius, recommending that the Board of Supervisors approve the Wilson School District High School, Master Plan Phase 1, revised Preliminary Plan, subject to any outstanding issues in Mr. Moll's review letter of April 1, 2009. Upon roll call, all members voted affirmatively.

Konopelski – Willow Glen – Waiver of Land Development Request: (Patrick Konopelski) (EPS memorandum dated April 1, 2009, attached.) Mr. Moll stated, that the applicant has requested a waiver of the land development process for the proposed construction of a building and a pavilion at his property. The proposed building is intended to contain offices, a kitchen and storage areas for the applicant's catering business. The subject property consists of a 25-acre parcel

located within the Townships of Spring and South Heidelberg and the Borough of Sinking Spring. The proposed improvements are shown as being located entirely within the Township of Spring. Mr. Moll stated that the subject property is located within the Fuel Storage (FS) District, where a catering business is not a use listed among those permitted by right, by special exception or by condition, **Sections 320(B), (C) and (D)**. The use of the pavilion being proposed would appear to fall into the category of picnic grove, which is also not a use listed among those permitted by right, by special exception or by condition, **Section 320(B), (C) and (D)**. Mr. Moll also indicated that the FEMA Flood Insurance Rate Maps indicate that the 100-year floodplain of the Cacoosing Creek encroaches onto the property. The pavilion being proposed is shown as being located within this floodplain; it is located within the boundaries of the floodway. Also located within close proximity to the limits of the 100-year floodplain is the proposed catering building. Mr. Moll stated that the applicant would have to demonstrate full compliance with all requirements of Ordinance No. 264, the Floodplain Ordinance. The applicant would also have to demonstrate that the 100-year flood elevation would not be impacted and also obtaining a permit from PaDEP.

The Fire Commissioner also noted that the applicant would need to address a suitable emergency access to the proposed catering business building. A motion by Mr. Keating, second by Mr. Ulrich, recommending to the Board of Supervisors that the waiver of land development process be denied. Upon roll call, all members voted affirmatively with the exception of Mr. Dallas who abstained.

PENDING/NO NEW PLANS SUBMITTED:

One Meridian, Phase II – Parking Request: (Jason Shaner) (EPS memorandum dated April 2, 2009, attached) As previously discussed at the March 5, 2009 Planning Commission meeting, in July, 2007 the Township granted an amendment to the Tentative Plan for the Spring Ridge PRD. The amendment would allow for up to 3 restaurants to be located in an area later identified as Phase II of the One Meridian Boulevard project. The decision included a requirement in the Findings of Fact that the “Applicant will provide for all parking as would be required in the PO/B District”. Mr. Moll stated that the applicant’s current application is a request to amend that component of the Decision, allowing a modification to the parking requirements that were prescribed by the Board of Supervisors.

Subsequent to discussion, a motion by Mr. Keating, second by Mrs. Ehrlich, recommending that the Board of Supervisors approve the One Meridian Boulevard Phase II Amendment to the Tentative Plan, modification to the parking requirements, in which they acknowledge the applicant’s proposal to substitute the 10’ by 20’ parking spaces in lieu of the 18’ by 9’ parking spaces that are required by the PRD Ordinance. Approval is also contingent upon compliance with all other zoning provisions pertaining to aisle width and parking lot layouts. Upon roll call, Mr. Bliudzius and Mr. Gibbs voted no. Mr. Keating, Mrs. Ehrlich, Mr. Oswald and Mr. Ulrich voted affirmatively. Mr. Dallas abstained. The vote being 4-2, passed the motion and recommendation was made to the Supervisors. A hearing will be scheduled at the next Board of Supervisors meeting.

Spring Ridge West, Lot #5 – Annexation - Time Extension: A motion was made by Mr. Dallas second by Mrs. Ehrlich, recommending that the Board of Supervisors grant a time extension for Spring Ridge West, Lot #5 – Annexation through July 7, 2009. Upon roll call, all members voted affirmatively.

There being no further business, Chairman Oswald adjourned the meeting at 7:50 p.m.

Ronald J. Keating, Secretary