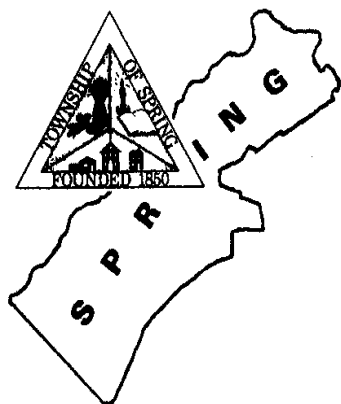


PLANNING COMMISSION



TOWNSHIP OF SPRING

BERKS COUNTY, PA

2800 SHILLINGTON RD.

READING, PA 19608

Tel. (610) 678-5393

Fax. (610) 678-4571

Website: springtwpberks.org

MEETING MINUTES

May 7, 2009

Chairman Oswald called the public meeting of the Planning Commission to order on Thursday, May 7, 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, Bob Stackhouse, Greg Ganikon, Sylvia Deye□ Dimensional Architecture, and a reporter from the Reading Eagle.

MINUTES: A motion was made by Mr. Dallas, second by Mrs. Ehrlich, approving the Minutes of April 2, 2009. Upon roll call, all members voted affirmatively.

NEW SUBMITTALS:

Salvatore Mancino – 776 Fritztown Road – Waiver of Land Development Request: (Sylvia Deye□) (EPS review letter dated May 4, 2009, attached.) Mr. Moll stated, that the applicant has requested a waiver of the land development process for an existing building located at 776 Fritztown Road. This property consists of a 1.8-acre parcel located along the east side of Fritztown Road, between the intersections of Chapel Hill Road and Henry Circle. Applicant proposes improvements to the existing building in order to establish a multiple use building at said location.

A notation on Drawing C-1.0 indicates that “only a portion of the existing building shall be occupied and renovated. The current parking configuration meets the requirements for the proposed renovations; it is being requested that the land development requirements be waived until, if and when the remainder of the property is developed”. According to Mrs. Deye□, the reason the initial request for the first phase of development is not a full building occupancy request is that the request is only for the first floor and primarily for the restaurant. The land development process would be sought for any improvements that would need to be made to the site in the future, due to financial constraints. Applicant intends to apply for certain variances pertaining to parking requirements, based on the International Building Code. However, the number of proposed parking spaces would not comply with the provisions for restaurants as listed in the Zoning Ordinance. During discussion, Mr. Gibbs emphasized that the International Building Code is not reflected in the Township Code of Ordinances and, therefore, the plan does not meet parking requirements in the Ordinance.

A motion was made by Mr. Gibbs, second by Mr. Keating, recommending to the Board of Supervisors that the waiver of land development process be denied. Upon roll call, all members voted affirmatively.

Wilson School District – High School Campus, Phase I, Final Plans: (Bob Stackhouse) (EPS review letter dated May 5, 2009, attached.) (Bob Stackhouse waiver request dated May 7, 2009, attached.) Mr. Moll stated that the Board of Supervisors, on April 27, 2009, approved the Preliminary Plans with one condition that, at final approval, a written request by applicant would be submitted for the use of aluminized corrugated steel pipe (ACSP) within the proposed detention facilities.

A motion was made by Mr. Keating, second by Mr. Dallas, recommending that the Board of Supervisors approve the requested waiver to permit the use of aluminized steel pipe, instead of polythelym pipe, for the proposed underground stormwater system. Upon roll call, all members voted affirmatively.

Mr. Moll stated that the final plans will need to be signed, sealed and notarized in order to take action. The applicant has demonstrated Berks County Conservation District approval for the Erosion and Sediment Pollution Control Plan, **Section 603 (L)**. Applicant has indicated that the amended NPDES Permit has been acquired. Mr. Moll's comment #4 in EPS review letter, dated May 5, 2009, listed several other drawings to be recorded after final plan approval, **Section 603(R)**.

Great Valley Consultants was satisfied with the designs and has provided conditions, which should be listed with this approval. The approved stormwater control and BMP Operations and Maintenance Plan and related agreements will need to be recorded. It is also recommended that the Post-Construction Stormwater Management Plan, as approved by DEP, be recorded to meet this requirement, **Section 705**. Applicant will also be required to contribute to the Township's Stormwater Control and BMP Operation and Maintenance Fund.

A motion was made by Mrs. Ehrlich, second by Mr. Bliudzius, recommending that the Board of Supervisors approve the Wilson School District - High School Campus, Phase 1, Final Plans, subject to all outstanding issues in Mr. Moll's review letter, dated May 5, 2009. Upon roll call, all members voted affirmatively.

PENDING/NO NEW PLANS SUBMITTED:

Nothing to Report.

MISCELLANEOUS:

Vinemont Sanitary Sewer Collection System and WWTP Project:

A motion was made by Mr. Keating, second by Mrs. Ehrlich authorizing Chairman Oswald to sign a letter endorsing the Vinemont Sanitary Sewer Collection System and WWTP Project, for submittal with the Township's funding application. Upon roll call, all members voted affirmatively.

There being no further business, Chairman Oswald adjourned the meeting at 7:34 p.m.

Ronald J. Keating, Secretary