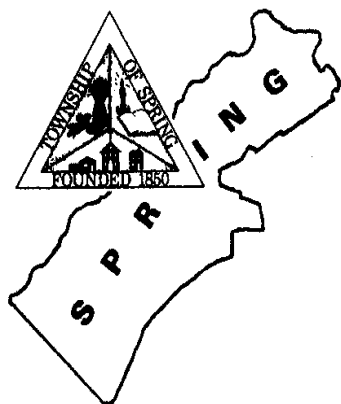


PLANNING COMMISSION



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MEETING MINUTES

July 9, 2009

Chairman Oswald called the public meeting of the Planning Commission to order on Thursday, July 9, 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, and Barry Ulrich. Mr. Bliudzius did not attend. Also in attendance were: James Lillis, Esquire, Solicitor; James Moll, Director of Engineering and Planning, Tasha Amato, Administrative Assistant, Mike Mountz, Cloister Car Wash and Greg Ganikon.

MINUTES: A motion was made by Mr. Gibbs, second by Mr. Dallas, approving the Minutes of June 4, 2009. Upon roll call, all members present voted affirmatively with the exception of Mr. Bliudzius who abstained.

NEW SUBMITTALS:

Cloister Wash & Lube – Coffee Shop – Sketch Plan: (Mike Mountz) (EPS review letter dated June 30, 2009, attached.) Mr. Moll stated the applicant has submitted a sketch plan which proposes to convert one of the existing automotive lube and inspection bays, located within the oil change building at the Cloister Wash & Lube, into a drive-thru coffee service facility. The proposed facility would sell various types of coffee and beverages, and may include pre-packaged pastry items. The applicant's purpose for submitting such sketch plan was to solicit the Planning Commission's opinion regarding the need to revise the recorded Land Development Plans for the facility. Previously the Township had required the applicant to submit a Revision to a Plan of Record when the "pet wash" was added to the facility. However, that change involved a new building on the site. The current proposal would only alter the internal facilities of one of the existing buildings.

Mr. Moll explained that the existing Vehicle Wash Preventative Maintenance Center use on the property is a conditional use in the **Planned Office Business (POB) District**. Conditional Use approval was obtained by the applicant in December 2003, **Section 316(D)(13)**. Along with vehicle related activities, permitted under that definition in **Section 202**, it includes the statement "Customer lounges" with customer services shall be permitted at the facility.

Mr. Mountz stated that the proposed facility would be available as not only a drive-thru, but customers would be able to walk to a counter within the lounge portion of the interior cleaning building, which is identified as "customer land". Mr. Mountz added that the proposed plan anticipates a traffic pattern showing the vehicles exiting the exterior wash area and traveling to the proposed drive-thru coffee service facility. He expects that the majority of the customers utilizing the proposed service would follow this route. Mr. Moll commented that the layout does seem to provide sufficient length for

traffic to merge safely, from either direction, and the stacking area available would appear to be more than adequate for the proposed use.

For the record, Planning Commission Members agreed with the Zoning Officer's determination that the proposed drive-thru coffee service facility would be an accessory use and, therefore, no waiver of land development will be required.

21 Montello Road - Variance: (EPS review letter dated June 30, 2009, attached.) Mr. Moll stated the applicant has requested that the Zoning Hearing Board grant a variance to the minimum lot width requirement, which would permit the creation of four (4) lots for two-family semidetached dwellings. The minimum lot width required under **Section 317(F)** is fifty (50) feet; the applicant has requested a variance to allow a minimum lot width of forty (40) feet.

The property is located within the **Planned Business & Residential (PBR) District**, where two-family semidetached dwellings are a use permitted by right. The residences in the area of the subject property already consist of single-family detached dwellings and two-family semidetached dwellings. The "semis" in current existence are all located on lots with widths of approximately thirty (30) feet. The applicant's proposed lots would provide greater side yards than the existing lots in the area.

A motion was made by Mr. Bliudzius, second by Mr. Ulrich, recommending that the variance be granted by the Zoning Hearing Board. Upon roll call, all members present voted affirmatively.

776 Fritztown Road - Variance: (EPS review letter dated June 30, 2009, attached.) Mr. Moll stated the applicant has requested that the Zoning Hearing Board grant two variances relative to his intentions to establish a "sit-down and take-out pizza shop" within the existing building at 776 Fritztown Road. Mr. Moll continued to explain the different variance requests as follows:

Section 701(A)(1) requires 121 parking spaces for the 4,425-square foot floor area and the 10 employees listed for the restaurant. The applicant's variance request is for permission to provide a total of 87 parking spaces.

Section 321 (B)(75)(e) requires that any waste dumpster be located a minimum of 150 feet from the boundary of any residential lot. The applicant's proposed location of the dumpster would be 120 feet from the existing dwelling on the adjoining property to the northeast.

A motion was made by Mr. Gibbs, second by Mr. Keating, recommending to the Zoning Hearing Board that they adhere to the strict requirements in the Zoning Ordinance regarding parking, including the number of parking spaces and the design of the parking lot as stipulated in the Zoning Ordinance. Planning Commission members made no recommendation regarding the waste dumpster variance request. Upon roll call, all members voted affirmatively.

PENDING/NO NEW PLANS SUBMITTED:

One Meridian, Phase II – Final PRD Plans - Time Extension: A motion was made by Mr. Ulrich second by Mrs. Ehrlich recommending that the Board of Supervisors grant a time extension for the One Meridian, Phase II Final PRD Plans through January 12, 2010. Upon roll call, all members present voted affirmatively.

Reading Hospital Medical Center – (Tulp. Ltd. Tract)- Preliminary Plans - Time Extension: A motion was made by Mr. Dallas second by Mrs. Ehrlich recommending that the Board of Supervisors grant a time extension for the Reading Hospital Medical Center – (Tulp. Ltd. Tract) – Preliminary Plans through January 29, 2010. Upon roll call, all members present voted affirmatively.

There being no further business, Chairman Oswald adjourned the meeting at 7:40 p.m.

Ronald J. Keating, Secretary