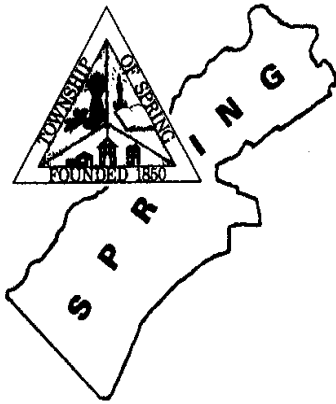


PLANNING COMMISSION



TOWNSHIP OF SPRING

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MEETING MINUTES August 6, 2009

Chairman Oswald called the public meeting of the Planning Commission to order on Thursday, August 6, 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, Peter Bliudzius, John Dallas, Ronald Keating, Sarah Ehrlich, and Barry Ulrich. Mr. Gibbs did not attend. Also in attendance were: James Lillis, Esquire, Solicitor; James Moll, Director of Engineering and Planning, Tasha Amato, Administrative Assistant, Greg Bogia, Bogia Engineering and Andy Bowman, Spartan Properties.

MINUTES: A motion was made by Mr. Dallas, second by Mr. Ulrich, approving the Minutes of July 9, 2009. Upon roll call, all members present voted affirmatively with the exception of Mr. Bliudzius, who abstained.

NEW SUBMITTALS:

Broadcasting Ridge – Lot 89 - Sketch Plan: (Greg Bogia and Andy Bowman) (EPS review letter August 4, 2009, attached.) Mr. Moll stated the applicant has submitted a sketch plan proposing a 3-story, 30,000-square foot medical office building, located on a 2.22-acre site within the commercial portion of Broadcasting Ridge. The subject property is located within the **Planned Office Business (POB) District**, where a medical office/medical clinic is a use permitted by right. The information provided by the applicant describing such uses and procedures within the proposed building would appear to conform to the definition of a medical office/medical clinic, **Section 316(B)(9)**. Applicant has stated that the proposed use would not involve patient overnight stays, which is in compliance with the provisions of **Section 321(B)(47)(b)**.

It was further explained that the required number of parking spaces for the proposed use is based upon the number of doctors and employees. The plan submitted by the applicant indicates that there will be 24 doctors and 24 employees. Such a one-to-one ratio between the number of doctors and the number of employees would not be consistent with other medical uses with such proposed facility use, according to Mr. Moll's review letter. Planning Commission Members requested that the applicant collect data to provide evidence in support of the computations shown on the plan, **Section 701(A)**.

Mr. Moll explained that the Township's Greenways & Trail System Study identifies this location as a potential trail site. The continuation of the Greenways and Trail system in this area was discussed and determined to not be a problem. Planning Commission Members were in favor of installing sidewalk along Ethan Drive.

No action was taken.

2275-2285 Reading Avenue (Matthew Kopcik) – Special Exception: (EPS review letter dated August 5, 2009, attached.) Mr. Moll stated the applicant has requested that the Zoning Hearing Board grant a special exception to permit the operation of an automobile service station within the existing building on the 0.77-acre subject property, located at 2275-2285 Reading Avenue (Northeast corner of West Wyomissing Boulevard and Reading Avenue – location of Matt’s Steaks).

Mr. Moll explained that the automobile service station will occupy 2,860 square feet of the existing building and will contain a single service bay. Apparently, the automobile business has operated for sometime at the subject property, and the Township Codes Office cited the previous property owner in 2008 for having such use without a permit. At that time, that owner was informed that an automobile repair business was not permitted within the **Neighborhood Convenience (NC) District**. That owner was given an allotted amount of time to correct such violation, however, within that period the property was sold. Also reported earlier this year from the Codes Office was the current owner of the property was informed of the violation and was also notified that the manner in which the spray painting was being performed within the premises was a fire hazard and a violation of the State Building Code. Since then the applicant has applied for a special exception approval for an automobile service station.

Mr. Moll indicates that the subject property is located within the NC District, where an automobile service station is listed as a special exception use, **Section 312(C)(2)** and that the definition of automobile service station use includes “minor automobile repairs and services” but that the term “minor automobile repairs and services” is further defined and that the services listed are not to include automobile body work, **Section 202**. He, also, stated that an automobile repair station is not listed among those uses permitted by right, by special exception or by condition within the **NC District, Sections 312(B), (C) and (D)**.

In addition, Mr. Moll gave details that the existing building currently contains several other uses as well, which apparently includes a sandwich shop, an apartment, a butcher shop, a house painter’s office and a storage area. However, more than one principal use within a single building is allowed only where a “multiple use building” is a permitted use, **Section 401**. Such a building is not listed among those uses permitted by right, by special exception or by condition within the **NC District, Sections 312(B), (C) and (D)**. It seems that some of these uses may have been established at this location for some time. He further reported to the Planning Commission members that the subject use, if deemed a service station or a repair station, may not be compatible with the existing butcher shop adjacent to it and that compatibility with the existing sandwich shop and apartment in the same building will also be an issue. In addition, discussed were the parking requirements for the automobile business are “2” spaces per service bay +1 space per employee”; however, all the uses within the building will have to be considered when determining the total parking requirements for the site. Mr. Moll stated that there was insufficient information to perform a complete parking analysis.

A motion was made by Mr. Dallas, second by Mrs. Ehrlich, recommending to the Zoning Hearing Board that they pay attention to issues being referred to in the Director of Engineering and Planning Services Review letter regarding:

- 1) the distinction between an automobile service station and an automobile repair station,
- 2) the provisions governing a multiple use building,
- 3) the compatibility of the proposed use with the other uses in the same building, and
- 4) the parking requirements for the entire building.

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