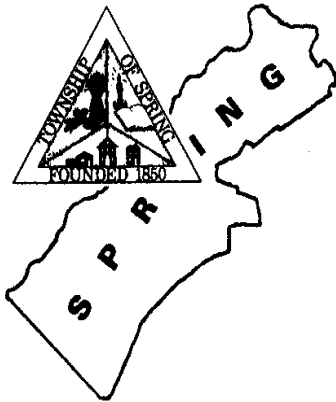


PLANNING COMMISSION



TOWNSHIP OF SPRING

BERKS COUNTY, PA

2850 WINDMILL RD.

READING, PA 19608

Tel. (610) 678-5393

Fax. (610) 678-4571

Website: springtwpberks.org

SPECIAL MEETING MINUTES October 20, 2010

Chairman Oswald called the special public meeting of the Planning Commission to order on Wednesday, October 20, 2010, at 7:00 p.m., in the Meeting Room of the Township of Spring Administration Building, 2850 Windmill Road, Cornwall Terrace, Berks County, Pennsylvania.

The following Planning Commission members attended James Oswald, Al Kreider, Ron Keating, Sarah Ehrlich, Stephen Gibbs and Peter Bliudzius. John Dallas did not attend. Also in attendance were Jim Moll, Director of Engineering and Planning Services, Tasha Amato, Administrative Assistant, Jim Lillis, Esq., John Luciani, Weis Inc., Dave Gill, Weis Inc., and Greg Ganikon, Resident.

MINUTES: *Mr. Kreider, second by Mrs. Ehrlich, made a motion approving the Minutes of October 7, 2010. Upon roll call, all members present voted affirmatively with the exception of Mr. Gibbs and Mr. Bliudzius, who abstained.*

NEW SUBMITTALS:

Weis Market – Revised Land Development Plans – Gas Station – (Mr. John Luciani, and Dave Gill)(EPS Review Letter, dated October 19, 2010, attached) Mr. Moll explained to the Planning Commission and the applicant that we had to advertise for said special meeting; since the original date of Thursday, October 21, 2010, was not suitable for all members.

The said Land Development plans proposed a shopping center at the intersection of West Wyomissing Boulevard and Revere Boulevard (Rt. 724), were approved by the Board of Supervisors in November 2008, with several reaffirmations through March 5, 2010. Those said plans included a fuel pumping station near the proposed bank at the southern corner of the site. The applicant since has submitted revised plans relocating the fuel pumps to the northern end of the site, adjacent to the existing detention basin.

As discussed at the October 7, 2010, Planning Commission meeting, the plans have been revised to include a 12-inch high concrete curb and an aluminum fence along the access drive bordering the detention basin at the Northern end of the site, **Section 1007(I)(4)(b)(iii)**, as required by the Planning Commission.

Mr. Keating, second by Mrs. Ehrlich, made a motion recommending that the Board of Supervisors grant approval to the revised Final Plans. Upon roll call, all members present voted affirmatively.

Also recommended that the approval of the plans be conditioned upon the following:

- 1. Execution of a revised Stormwater Management Operations and Maintenance Agreement.**
- 2. Recording of the Revised Post-Construction Stormwater Management (PCSM) Plan.**
- 3. Payment of any outstanding Township Invoices.**

There being no further business, Chairman Oswald adjourned the meeting at 7:30 p.m.

Ronald J. Keating, Secretary