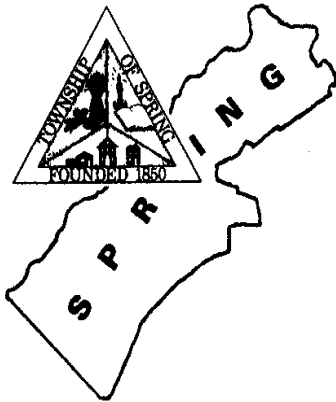


# PLANNING COMMISSION



## TOWNSHIP OF SPRING

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### MEETING MINUTES

**December 2, 2010**

Chairman Oswald called the public meeting of the Planning Commission to order on Thursday, December 2, 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, John Dallas, Ron Keating, Sarah Ehrlich, Peter Bliudzius and Stephen Gibbs. Al Kreider did not attend. Also in attendance were Jim Moll, Director of Engineering and Planning Services, Tasha Amato, Administrative Assistant, Jim Lillis, Esq., Stan Hawrylo, Sunoco, Greg Ganikon, Resident, and a Reporter from the Reading Eagle.

#### MINUTES: (October 20, 2010 & November 4, 2010)

*Mr. Gibbs, second by Mrs. Ehrlich, made a motion approving the minutes of October 20, 2010. Upon roll call, all members present voted affirmatively with the exception of Mr. Dallas, who abstained.*

*Mr. Gibbs, second by Mrs. Ehrlich, made a motion to approve the minutes of November 4, 2010 with the condition that the minutes be amended in order to add the following information regarding parking issues on St. Alban's Preliminary Plans. Amendment to read as followed: "Information provided at meeting was not sufficient enough to make a decision that the parking on the plans was adequate. Applicant will need to revise and present parking plans before final approval". Upon roll call, all members present voted affirmatively with the exception of Mr. Bliudzius and Mr. Dallas, who abstained.*

#### NEW SUBMITTALS:

**Sunoco – Montello Terminal - Zoning Variance:** (Mr. Stan Hawrylo)(EPS Review Letter, dated November 4, 2010, attached) The proposed project consists of improvements at Sunoco's Montello Terminal located along Fritztown Road within the Township of Spring and the Borough of Sinking Spring. The applicant has recently requested that the Zoning Hearing Board grant a variance to the requirements of Section 320(I) of the Zoning Ordinance, allowing an encroachment into the 120-foot setback from the zoning district line along Fritztown Road. The variance application states that a proposed butane tank would be located 115 feet and 2 inches (115' – 2") from the district line. However, the engineer for the applicant stated that the encroachment would consist of an enclosure housing manifolds and meters, not an actual butane tank.

*Based upon this updated information, Mr. Keating, second by Mr. Dallas, made a motion to recommend that the Zoning Hearing Board grant the requested variance. Upon roll call, all members present voted affirmatively.*

MISCELLANEOUS:

Official Map – BCPC Review: (BCPC Review Letter, dated November 16, 2010) Mr. Moll indicated that in accordance with the provisions of the Pennsylvania Municipalities Planning Code (PaMPC), the Berks County Planning Commission has reviewed the Township’s proposed Official Map. The following comments were offered for consideration:

- Comment No. 2 – reservation period must be set, and a procedure established as per Section 406 of the PaMPC. *Per Mr. Lillis, time frame on reservations should be maximum time as allowed (note: max a year)*
- Comment No. 4 – The General Elements Maps prepared by URDC and the Sanitary Sewer Map was prepared by the Township. BCPC would like to see property lines as seen on the Sanitary Sewer Map on the General Elements Map. *(Planning Commission agreed said property lines to be added to General Elements Map)*
- Comment No.6 – Indicates that the Township mark the potential Bridge replacement on Dwight Street over the Norfolk Southern Railroad to the General Elements Map, *however before the Township can comply ownership of said bridge must first be determined. A meeting with UPC, PennDot and Township should first take place for said discussion.*
- Comment No. 8 – Recommending after enactment, that the Township should incorporate the Official Map into all the of its review processes including, *SALDO, zoning and other permits, to ensure that proposed construction does not encroach on mapped features. Zoning Officer has indicated that said checklist will be added to the Building/Zoning Permit forms and it has been to the GIS System.*
- Comment No. 9 – *regarding sending proposed connections of mapped elements to adjacent municipalities has already been done per Section 408 (C) of PaMPC.*

Mr. Moll also indicated if the proposed map is adopted, the Township is reminded to file the document with the County of Recorder of Deeds and per Section 408 (C) of the PaMPC requires a Certified Copy of the map and the ordinance adopting it be forwarded to there office within thirty days of enactment.

*No Action taken.*

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

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Ronald J. Keating, Secretary