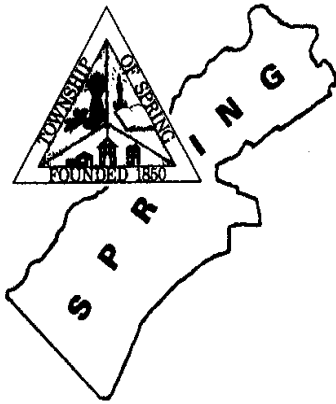


# PLANNING COMMISSION



## TOWNSHIP OF SPRING

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### MEETING MINUTES

**January 7, 2010**

Chairman Oswald called the public meeting of the Planning Commission to order on Thursday, January 7, 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 were in attendance: James Oswald, Stephen Gibbs, John Dallas, Ronald Keating, Sarah Ehrlich, Peter Bliudzius and Barry Ulrich. Also in attendance were: James Lillis, Esquire, Solicitor; Jim Moll, Director of Engineering and Planning Services; Sheryl Rowan, Township Secretary; , Brian Kobularcik, Metropolitan Development Group, Michael Hartman, McCarthy Engineering, Robert Ludgate, Henry Koch, Esquire, Greg Ganikon, Doug and Katie Bodden, and Karyn Feik from the Reading Eagle.

#### **REORGANIZATION:**

**Chairman of the Planning Commission:** As Chairman Pro Tem, Solicitor Lillis entertained a motion by Mr. Gibbs, second by Mr. Dallas, nominating James Oswald for Chairman of the Planning Commission for 2010. Nominations were closed. Upon roll call, all members voted affirmatively for Mr. Oswald as Chairman.

**Vice Chairman of the Planning Commission:** Chairman Oswald entertained a motion by Mr. Dallas, second by Mrs. Ehrlich, nominating Stephen Gibbs for Vice-Chairman of the Planning Commission for 2010. Nominations were closed. Upon roll call, all members voted affirmatively for Mr. Gibbs as Vice-Chairman.

**Secretary of the Planning Commission.** Chairman Oswald entertained a motion by Mr. Ulrich, second by Mr. Bliudzius, nominating Ronald Keating for Secretary of the Planning Commission for 2010. Nominations were closed. Upon roll call, all members voted affirmatively for Mr. Keating as Secretary.

**MINUTES:** A motion was made by Mr. Gibbs, second by Mr. Ulrich, approving the Minutes of December 3, 2009. Upon roll call, all members present voted affirmatively with the exception of Mr. Oswald and Mr. Bliudzius, who abstained.

#### **NEW SUBMITTALS:**

**CVS Pharmacy – Land Development Plans:** (Henry Koch, Esquire) (EPS Review Letter, dated January 4, 2010, attached.) Revised plans were submitted this month. Conditional Use Hearing scheduled for January 11, 2010 Board of Supervisors Meeting. According to Attorney Koch, there is a potential change in the lot configuration, as the owner will probably retain a portion of the property. Therefore, an amendment to the Agreement of Sale may be necessary. It is the applicant's contention that the conditional use application only pertains to approval of the usage and not land development.

**CVS Pharmacy – Conditional Use Application:** (Henry Koch, Esq.) (EPS Review Letter, dated December 1, 2009, attached.)

Upon review of the issues in his comment letter, Mr. Moll informed the Planning Commission members that he has made suggestions for revisions to the lighting along Rt. 724, and no response has been received to date. The revised land development plans show that the proposed trash enclosure has been relocated and an off-street loading area was added. A copy of the Traffic Impact Study was considered by the Traffic Advisory Committee, and Great Valley Consultants does not have any major issues with the traffic generation on this site. Parking is adequate. There were no comments from the Fire Commissioner at the time of the meeting.

A motion was made by Mr. Keating, second by Mr. Ulrich, recommending that the Board of Supervisors consider granting a favorable decision in this matter. Upon roll call, all members voted affirmatively. Chairman Oswald encouraged Planning Commission members to attend the Conditional Use Hearing.

**Hofmann Tract Offices – Final Plans - Waivers:** (Michael Hartman, Brian Kobularcik, Robert Ludgate for Sinking Spring) The following waivers to the Stormwater Management Ordinance were requested and reviewed by Great Valley Consultants (GVC letter attached):

- (1) **Section 310(c)(6)(ii)** - Requires a minimum pipe slope of 0.50%; the applicant proposes certain pipe runs with slopes of 0.4%.
- (2) **Section 310(c)(6)(iv)** – Permits corrugated polyethylene pipe up to a diameter of 36”; the applicant proposes this pipe material for diameters up to 48”.

A motion was made by Mr. Gibbs, second by Mr. Ulrich, recommending that the Board of Supervisors grant both waivers. Upon roll call, all members voted affirmatively.

Mr. Ludgate attended the meeting specifically as directed by Sinking Spring Borough Council and at the recommendation of the Solicitor. He voiced the concerns of the Borough with regard to stormwater management:

- (1) Requested that the new storm sewer on Hillvale be publicly owned by the Township (MS4 responsibility). For discussion at the Infrastructure Committee meeting on January 19, 2010. Mr. Ludgate will attend.
- (2) There are 3 stormwater pipes directly under the existing Hofmann building, which flow to the Sinking Spring system. There is concern about flooding in the building. Developer has agreed to indemnify Borough on the plan.
- (3) Concerned about erosion of the stabilizing ditch, by the railroad tracks, and sediment in the pipes. Working with developer.

Note: For the record, Mr. Ludgate stated that he advised the Borough that the Iroquois Avenue extension will establish a parallel route to the Rt. 422 corridor thereby giving local traffic the opportunity to move east to west without using Penn Avenue, which will be beneficial to Sinking Spring.

**Craig Manufacturing Corp. – Land Development – Extension of Time:** (Henry Koch, Esq.) Mr. Koch explained that discussion regarding a serious storm water issue will take place later this month and, therefore, an extension of time has been requested. A motion was made by Mrs. Ehrlich, second by Mr. Ulrich, recommending that the Board of Supervisors grant an extension of time for the Craig Manufacturing Corp. land development plans to April 30, 2010. Upon roll call, all members voted affirmatively.

**One Meridian Boulevard, Phase II – Final PRD Plans:** The Planning Commission is in receipt of a formal Letter of Withdrawal for the One Meridian Boulevard, Phase II, final land development plans. The applicant has concluded that due to current economic conditions no tenants have been confirmed, and the plan has no reason to move forward at the present time.

**Bodden – Waiver of Land Development:** (Doug and Katie Bodden) (EPS review letter, dated January 6, 2010, attached.) Mr. Bodden has requested a waiver of the Subdivision and Land Development process for a proposed single family detached home in the 2100 block of Girard Avenue in West Wyomissing (approximately 1 acre). The property is owned by Mr. Bodden’s parents, and the residue property will be retained by the current owners. Solicitor Lillis suggested that Mr. Bodden’s parents join in the waiver request. Girard Avenue, along the frontage of this property is actually a paper street. This proposal has already been discussed by the Infrastructure Committee with regard to extending utilities along the paper street. Mr. Bodden was informed that he has the right to construct, that he should secure the services of an attorney, and that he will have to comply with stormwater regulations. Mr. Dallas asked for confirmation that the existing driveway serves only #2106.

A motion was made by Mr. Dallas, second by Mr. Keating, to table the waiver request to the February 4, 2010 meeting of the Planning Commission. Upon roll call, all members voted affirmatively.

There being no further business, Chairman Oswald adjourned the meeting at 8:00 p.m.

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Ronald J. Keating, Secretary