

PLANNING COMMISSION

TOWNSHIP OF SPRING

BERKS COUNTY, PA

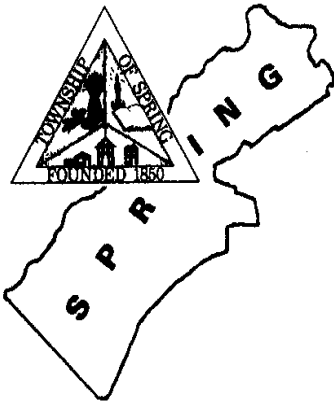
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MEETING MINUTES February 3, 2011

Chairman Oswald called the public meeting of the Planning Commission to order on Thursday, February 3, 2011, 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, Peter Bliudzius, Stephen Gibbs and Al Kreider. Sarah Ehrlich did not attend. Also in attendance were Jim Moll, Director of Engineering and Planning Services, Tasha Amato, Administrative Assistant, Jim Lillis, Esq., Karl Kern, St. Alban's Church, Eric Brinser, St. Alban's Church, Scott Miller, Covenant Orthodox Church, Greg Davis, John Brogan, Eric Hinsel, BPG, Veronica Dube, Craigg Manufacturing, Kevin Muuell, Craig Murray, Kerry Kissel, Reedy Estate Residents, and a Reporter from the Reading Eagle.

MINUTES: January 6, 2011

Mr. Dallas, second by Mr. Gibbs, made a motion approving the minutes of January 6, 2011. Upon roll call, all members present voted affirmatively.

NEW SUBMITTALS:

Covenant Orthodox Presb. Church – Final Land Development Plans: (Scott Miller, Stackhouse Bensinger, EPS Review Letter, dated February 2, 2011, attached) Mr. Moll gave a brief overview of the proposed one (1) story church building with a steeple to be located on Lot 54 of the Reedy Estates subdivision, an approximate 6-acre tract located at the northeast corner of Yerger Boulevard and Springhouse Road. Also noted was the "Special Exception" granted by the Zoning Hearing Board on November 18, 2008, for the construction and operation of a house of worship on the subject property, Section 308(C)(6). At the same said Zoning Hearing Board meeting "variances" requested by the applicant were "denied".

Variances denied were as followed:

1. exceeding the maximum permitted sign area, Section 603(B),
2. having less than the required total number of parking spaces, Section 701 and
3. having parking spaces smaller than the required minimum size of 10 feet by 20 feet, Section 703(B).

Scott Miller, stated that the applicant will be proposing a possible "parking agreement", and if Township Solicitor would forward a draft copy of said language for such an agreement. A timeline was provided for said proposed phases for plan (See Review Letter attached, Comment No. 5). Per applicant, no timeline for construction of said phases as of date.

According to Mr. Moll, at the Sketch Plan stage, the Transportation Advisory Committee had initially examined the said proposed project to determine if a "Traffic Impact Study" would be required when considering the impact of the total Reedy Estates Development. However, in September 2008, Great Valley Consultants recommended that a traffic study would not be required for the project since it would not exceed the traffic generation threshold amounts listed under Section 322(B)(3). However, at that time the plans indicated a different total area square feet, compared to the proposed square footage on the current plans. Nevertheless, it is recommended that the Transportation Advisory Committee re-examine the current proposal to determine if the previous recommendation remains valid. The Committee should also evaluate any traffic issues associated with the proposal in light of instructions from the Zoning Hearing Board. In Addition, the plans also contained a table demonstrating the project's compliance with the parking requirements of Section 701 (A). Per the Planning Commission the applicant will need to provide sufficient information regarding the use of the various areas within the said proposed building for the Planning Commission members to adequately analyze the parking demands.

Mr. Moll declared that after a consultation with the Fire Commissioner, an emergency access drive is being recommended to provide a secondary means of access to the site in the event that access was impeded at the primary drive during an emergency situation. Said recommendation could consist of a paved driveway with a break-away change or similar device to prevent any normal usage. Yerger Boulevard onto the western parking lot location is being recommended as the secondary emergency access being that it adjoins the residential development. At this time applicant stated they will review again but at this time no private entrance was being addressed since the initial driveway is being made 30-ft wide so as to accommodate said emergency vehicles. Also discussed, was the possible construction of a sidewalk along Yerger Boulevard or Springhouse Road. Planning Commission members were to consider if said sidewalk should be constructed along either property's frontage, after further discussion the proposed sidewalk is not being recommended since it would only create an unsafe condition for pedestrians. At this time some of the Reedy Estates Residents voiced there concerns regarding the proposed church development and how it will effect there privacy.

No Action taken on Final Plan submittal until all conditions have been satisfied.

One Meridian Blvd – Department Store – Sketch Plan: (Greg Davis, John Brogan, and Eric Hinsel BGP, Development Company, L.P., Review Letter, dated February 1, 2011, attached). Mr. Moll gave a brief description of proposed sketch plan submitted for the establishment of a department store at the area identified previously as Phase II of the One Meridian Blvd development. This area is where the applicant had received an amendment to the approved Spring Ridge Tentative Plan to permit restaurant use. However, current proposal would replace the proposed restaurants with a proposed 87,410-square foot Kohl's Department Store.

John Brogan, BPG Vice President indicated that the proposed Kohl's Department Store after there review of said store from an operational standpoint was a "Quality Operating Facility". The company is looking to buy this site not leasing with the potential of creating about 200 jobs full-time and part-time, with in this economy in this area it is a huge positive. Applicant also indicated there will be no restaurant within said facility. Planning Commission members after some discussion were pleased with the overall conceptual design. Some concerns for the members were the parking, layout, and the large amount of detention basin. Proposed plan will need to be reviewed by the Transportation Advisory Committee.

No action taken – Sketch Plan Only

St. Albans Episcopal Church – Preliminary Plans: (Karl Kern, St Albans, Eric Brinser, Rettew)(Review letter, dated February 3, 2011, attached) According to Mr. Moll, applicant previously submitted a proposed agreement covering on-site parking for the proposed project. This agreement has been modified by the Township Solicitor and the Engineering Director to reflect views expressed by Planning Commission members at the public meeting on

January 6, 2011. Since then this amended agreement has been forwarded to the applicant, **Section 701(A)**. Mr. Brinser indicated that said amended agreement had been received however; the applicant would like to revise some of the language in proposed agreement. Planning members were not in accordance with any revisions to the amended version of the parking agreement. Mr. Moll also discussed that at the November 4, 2010 meeting, the Planning Commission recommended, that the Board of Supervisors grant the following waivers:

1. Waiver of **Section 503(C)(B)(8)**, which requires a **plan scale of 1"=50'**, recommended due to the greater detail provided at the chosen scale of 1"=30'.
2. Waiver from the requirements of **Section 309.A** to allow the use of the **SCS method for the stormwater analysis**.

No Action could be taken at this time until all "Parking Conditions" have been addressed. Parking agreement will need to be reviewed and discussed further. In view of the fact that no action could be taken, applicant requested a 90-day time extension.

Time Extension: Mr. Dallas, second by Mr. Keating, made a motion recommending that the Board of Supervisors grant a time extension to St. Albans Episcopal Church plans to May 30, 2011, Upon roll call, all members present voted affirmatively, with the exception of Mr. Stephen Gibbs who voted NO.

Sunoco – Montello Terminal – Land Development Plans - Time Extension: Mr. Moll indicated that the Zoning Hearing Board hereby granted the requested 4' 10' variance from the 120' setback for an industrial structure from a residential zoning district boundary (the center of Fritztown Road) in order to erect the Blending Skid. Mr. Bliudzius, second by Mr. Gibbs, made a motion recommending that the Board of Supervisors **grant** a time extension to Sunoco Montello Terminal Land Development plans to April 8, 2011. Upon roll call, all members present voted affirmatively.

Craig Manufacturing – Final Land Development Plans - Time Extension: (Veronica Dube, Craig Mfg)(Memo, dated February 3, 2011, attached) Mr. Moll reported that on August 9, 2010, the Board of Supervisors granted conditional Preliminary Plan approval, with the conditions being that the applicant provide sufficient evidence to satisfy the Township that the project shall comply with all provisions of **Sections 512 and 513** of the Zoning Ordinance. Mr. Moll, also, reported as a result of the above investigation, including staff observations, the staff feels that the applicant has adequately demonstrated that the issues of concern under **Sections 512 and 513** can be effectively addressed at the proposed Spring Township site (See memo attached for Site Visit details). Mrs. Dube, also indicated to members that the existing facility complies with the EPA permit for VOC emissions.

Mr. Moll explained that the applicant had previously requested waivers for two of the provisions of the Stormwater Management regulations, but due to unresolved issues relating to the stormwater design at that time, the Planning Commission had taken no action regarding those waiver requests. Those issues have since been resolved and it would now be appropriate to act upon the waiver requests at this time.

1. Applicant has requested a waiver from the "Low Flow Channel requirement in Section 310(b)(7).

Mr. Gibbs, second by Mr. Bliudzius, made a motion recommending to the Board of Supervisors that a waiver be **granted** from the "**Low Flow Channel, requirement Section 310(b)(7)**". Upon roll call, all members present voted affirmatively.

2. Applicant has requested a waiver from the "Concrete Construction requirement for the Emergency Spillway", Section 310(b)(12).

Mr. Keating, second by Mr. Kreider, made a motion recommending to the Board of Supervisors that a waiver be granted from the "**Concrete Construction, requirement for the Emergency Spillway, Section 310(b)(12)**". Upon roll call, all members present voted affirmatively.

A "Time Extension" at this time was requested by the applicant. *Mr. Dallas, second by Mr. Kreider, made a motion recommending that the Board of Supervisors **grant** a time extension to Craig Manufacturing Final Land Development Plans to March 14, 2011. Upon roll call, all members present voted affirmatively.*

MISCELLANEOUS:

Penn Avenue Revitalization Plan: Mr. Moll explained that after Planning Commission review of said "Revitalization Plan", the planning members were to make a recommendation to the Board of Supervisors regarding a Sub-Committee to oversee the plans implementations.

Mr. Dallas, second by Mr. Gibbs, made a motion recommending that a Sub-Committee for the Penn Avenue Revitalization Plan be founded by Board members, Planners and Citizens. Upon roll call, all members present voted affirmatively.

There being no further business, Chairman Oswald adjourned the meeting at 8:30 p.m.

Ronald J. Keating, Secretary