

PLANNING COMMISSION

TOWNSHIP OF SPRING

BERKS COUNTY, PA

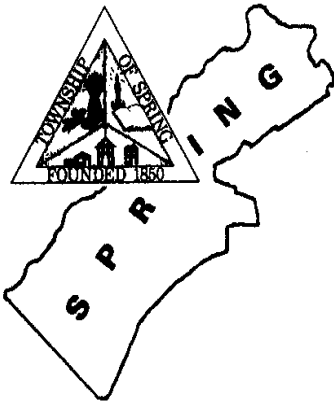
2850 WINDMILL RD.

READING, PA 19608

Tel. (610) 678-5393

Fax. (610) 678-4571

Website: springtwpberks.org



MEETING MINUTES

March 3, 2011

Chairman Oswald called the public meeting of the Planning Commission to order on Thursday, March 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, Stephen Gibbs, Sarah Ehrlich and Al Kreider. Peter Bliudzius and Jim Moll did not attend. Also in attendance were, Tasha Amato, Administrative Assistant, Jim Lillis, Esq., Clemson Page, St. Alban's Church, Eric Brinser, St. Alban's Church, Scott Miller, Covenant Orthodox Church, John Fuehrer, Craigg Manufacturing, Craig Murray, Kerry Kissinger, Andre Hetrick, and George Hetrick, Reedy Estate Residents, Greg Ganikon, and a Reporter from the Reading Eagle.

MINUTES: February 3, 2011

Mr. Dallas, second by Mr. Gibbs, made a motion approving the minutes of February 3, 2011. Upon roll call, all members present voted affirmatively, with the Exception of Mrs. Ehrlich who abstained.

NEW SUBMITTALS:

Craigg Manufacturing – Final Land Development Plans : (John Fuehrer, Craigg Mfg)(Review Letter, dated February 23, 2011, attached) Mr. Oswald indicated that per the Township Engineer's review letter applicant has satisfied all plan items listed on the review letter dated, January 4, 2011.

Mr. Gibbs, second by Mr. Keating, made a motion recommending that the Board of Supervisors grant Final Plan approval to the Craigg Manufacturing Land Development plans. Upon roll call, all members present voted affirmatively.

St. Albans Episcopal Church – Parking Agreement and Preliminary Plans: (Clemson Page, Senior Warden of St Alban, Eric Brinser, Rettew)(Review letter, dated February 3, 2011, attached) The proposed project is the construction of a new 14,842-square foot church containing a 250-seat sanctuary, a learning center and a classroom/office area. The project also includes a 5,362-square foot multi-use building and will involve the razing of the existing church building. The applicant has proposed an agreement to cover the on-site parking that specifies that the church will not permit simultaneous activities that would create a parking demand greater than the number of on-site parking spaces provided. After further discussion, Planning Commission members with the exception of Mr. Gibbs were in accordance with the acceptance of said note and or agreement as compelling evidence to parking. Mr. Gibbs further stated that though not in agreement it is of no reflection to St. Alban's Church.

Mr. Dallas, second by Mr. Keating, made a motion recommending that the Board of Supervisors approve the "parking agreement" as written with the condition that the entire agreement be printed on the Plans and signed by both the Church and the Township. Upon roll call, all members present voted affirmatively, with the Exception of Mr. Gibbs who voted NO.

A motion was then made by Mr. Keating, second by Mrs. Ehrlich recommending that the Board of Supervisors approve the Preliminary Land Development Plans with the condition of Parking Agreement being approved by the Board of Supervisors. Upon roll call, all members present voted affirmatively, with the Exception of Mr. Gibbs who voted NO.

Covenant Orthodox Presb. Church – Final Land Development Plans: (Scott Miller, Stackhouse Bensinger, EPS Review Letter, dated February 24, 2011, attached) Mr. Scott Miller gave a brief presentation of the proposed Landscaping in response to the Township's Engineer review letter dated February 24, 2011. Mr. Miller stated that there will be a mixture of greens and residues shrubs as required by Section 405(I)(3)(g); and that after maturity shrubs will provide required buffer. Maturity of said shrubs is within 10-15 years, Mr. Dallas expressed some concern with the time frame of said shrubs maturity and the Illumination of Lighting, Mr. Dallas would like Township Engineer to review again Landscaping and Lighting plan and that landscaping and buffering should be more dense for residential concerns. President of Home Owners Association stated that he would like a fence behind shrubs for further security of no trespassing into development and expressed some concerns regarding the maturity of shrubs proposed. Planning Commission members stated that is something the Church should take into consideration.

At the Transportation Advisory Committee meeting on February 22, 2011 a recommendation to approve that the Planning Commission and the Board of Supervisors that no "traffic study" be required for this project, **Section 322(B)(3)**. Per the Township Engineer's review letter, dated February 24, 2011, the applicant will need to provide sufficient information regarding the use of the various areas within the proposed building for the Township to analyze the said parking demands, **Section 701(A)(3)**. An exception to the requirement is allowed only in such cases in which compelling evidence is provided demonstrating that such parking demands will not be concurrent. Applicant on request was given a draft copy of the St. Albans parking agreement for reference. Applicant to submit at next meeting drafted copy of parking agreement for Planning Commission to review.

George Hetrick resident of Reedy Estates expressed some concern with the impervious ground and drainage concerns with said Detention Pond. Applicant stated that the pervious slating is recommended by DEP. The residents concern is where the extra runoff will go; and the possibility of runoff protruding into his basement. After further discussion, Mr. Oswald stated that the Township Engineer was not available to comment on said storm water discussion but that he does reference this issue in his review letter (see attached, page 5, comment 5 a & b). Also recommended were the residents if need be to contact Mr. Moll personally to further discuss recommendations for the proposed detention basin.

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

Sunoco – Montello Terminal – Land Development Plans - Time Extension: Mr. Gibbss, second by Mr. Kreider, made a motion recommending that the Board of Supervisors **grant** a time extension to Sunoco Montello Terminal Land Development plans to May 18, 2011. Upon roll call, all members present voted affirmatively.

MISCELLANEOUS:

Advent Lutheran Church: Mr. Oswald acknowledged that said applicant has submitted a letter of request to withdraw plans for the Advent Lutheran Church Subdivision Plans.

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

Ronald J. Keating, Secretary