

PLANNING COMMISSION

TOWNSHIP OF SPRING

BERKS COUNTY, PA

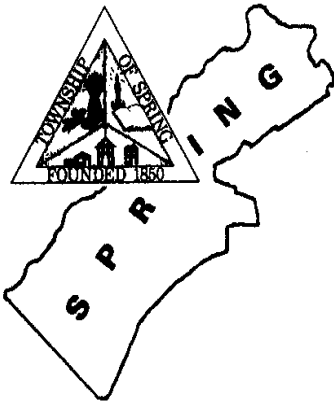
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MEETING MINUTES

August 4, 2011

Chairman Oswald called the public workshop meeting of the Planning Commission to order on Thursday, August 4, 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, Al Kreider, Peter Bliudzius and Stephen Gibbs. Absent were Ron Keating and Sarah Ehrlich. Also in attendance were, Jim Moll, Director of Engineering and Planning Services, Jim Lillis, Esq., Tasha Amato, Administrative Assistant, Justin Biegler, Kohl's, Dean Yovichin, Kohl's, Jason Shaner, McCarthy Engineering, and Kim Berry, Penn State University, and Reading Eagle Reporter.

MINUTES: June 2, 2011 & June 30, 2011

Mr. Dallas, second by Mr. Bliudzius, made a motion approving the minutes of June 2, 2011. Upon roll call, all members present voted affirmatively. Meeting Minutes of June 30, 2011 were deferred for action due to lack of Quorum present.

NEW SUBMITTALS:

One Meridian Blvd – Retail Store – Final PRD Plan– (Review Letter, dated August 2, 2011, attached) Mr. Moll stated that at the public meeting on June 27, 2011, the Board of Supervisors granted approval for the Amended Tentative Plan for the One Meridian portion of the Spring Ridge Planned Residential Development (PRD) to permit a retail store on the subject property. As part of that approval process a number of conditions were imposed; said conditions have been reproduced on the Plans, Sheet 3 of 17, **Section 308**. Additionally indicated that as part of the Tentative Plan approval process the Board of Supervisors also granted a waiver of the parking requirements of **Sections 610(A)(1)(c) of the PRD Ordinance** to allow the applicant to meet reduced standards. Reduced Standards approved were: (1) parking space for each (200) square feet of gross retail floor area plus (1) space per employee on the largest work shift. Waiver has resulted in a requirement of 466 parking spaces, based upon a gross retailing floor area of 87,173 square feet and 30 employees on the largest shift. However, the applicant included with Final Plan submittal was a request form from applicant's consultant that 37 of the proposed 466 spaces be considered "reserve" and not be required to be constructed at this time. Said request states that the reserve spaces could be constructed later if determined to be necessary by either the Township or the applicant. According to Mr. Moll if said request is granted it would present some issues that would then need to be addressed (see review letter, dated August 2, 2011, page 2, and comment 3 a-c). After further consideration, the Planning Commission members indicated that request in order to be modified again would need to be heard at another Board of Supervisors hearing.

Mr. Moll also indicated that the plans represent both a subdivision and a land development of property in that it is the applicant intentions to separate the “Kohl’s” lot from remainder of the One Meridian Boulevard property. Plans show that the parking lot was approved as part of the Phase I project, nevertheless, would be changed by proposed facility. Due to changes, applicant will need to demonstrate that the required number of parking spaces would be provided in Phase I. Existing access drive on residue tract of the One Meridian Boulevard property is proposed to be used to provide access to the subject property. Applicant will need to submit a proposed access easement agreement addressing the use and maintenance of this drive to the Township Solicitor for review, **Section 403.1(I)**. Also indicated were any issues related to Traffic and Transportation will need to be addressed with the Transportation Advisory Committee, **Sections 403.1(K)**.

Mr. Moll further discussed that Planning Commission will need to determine the need for installation of sidewalks along the adjoining streets or thought-out the subject property. Any recommendations from the Parks and Recreation Department regarding this issue should be considered, **Section 604.13**. Mr. Gibbs suggested a crosswalk from the Spring Ridge campus following into Kohl’s. Planning commission also indicated that a fence would be required to enclose said Detention Basin, **Section 310.(b)(17)**,

No Action taken at this time until all matters have been addressed to the satisfaction of Planning Commission.

PENDING/NO-NEW PLANS SUBMITTED:

St. Albans Episcopal Church – Final Land Development Plans: Mr. Moll had indicated that since a new use is not being established on said site, no buffer yard would be required along the project’s frontage on St. Alban’s Drive, However, due to the significant increase in the size of the facility and the realignment of parked vehicles, it is recommended that a planting screen be provided on the Landscaping and Lighting Plans at this location. This would help mitigate the impact of vehicle headlights upon the existing dwellings on the opposite side of the street, **Sections 405(I)(3) and 514**.

Miscellaneous:

Ordinance Updates:

The Planning Commission has expressed the high demand on “Alternative Energy Sources” being seen; they requested Mr. Moll, to gather said information on Zoning Ordinances updates for purposes of discussion at next Planning Commission.

Sign Ordinance – Temporary Signs:

Planning Chairman Jim Oswald followed up directly with Zoning Officer regarding the enforcement of the sign ordinance in regards to temporary signs and the possibility of a reexamination of the current Sign Ordinance. After further discussion, Mr. Gibbs, second by Mr. Dallas made a motion recommending to the Board of Supervisors that they request the Codes Department to reexamine the Existing Ordinances pertaining to signs and enforce them uniformly through out the Township. Upon roll call, all members present voted affirmatively.

There being no further business, Chairman Oswald adjourned the meeting at 7:55 p.m.

Ronald J. Keating, Secretary