



TOWNSHIP OF SPRING PLANNING COMMISSION

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MEETING MINUTES January 5, 2012

Chairman Oswald called the public workshop meeting of the Planning Commission to order on Thursday, January 5, 2012, 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, Peter Bliudzius and Stephen Gibbs, Ron Keating, and Sarah Ehrlich. Also in attendance were, Jim Moll, Director of Engineering and Planning Services, Jim Lillis, Esq., Tasha Amato, Administrative Assistant, Jason Shaner, McCarthy Engineering, John Onder, Kohl's, Greg Davis, Kohl's, Fred Spiller, Kohl's, Greg Ganikon, Resident, and Reading Eagle Reporter.

REORGANIZATION:

As Chairman Pro Tem, Solicitor Lillis commended a motion by Mr. Dallas, second by Mrs. Ehrlich, nominating James Oswald for Chairman of the Planning Commission, Stephen Gibbs for Vice Chairman of the Planning Commission, and Ron Keating for Secretary of the Planning Commission for 2012. Nominations were closed. Upon roll call, all members voted affirmatively for the same officers as 2011.

MINUTES: December 1, 2011

Mr. Bliudzius, second by Mr. Dallas, made a motion approving the minutes of December 1, 2011. Upon roll call, all members present voted affirmatively.

NEW SUBMITTALS:

One Meridian Blvd. – Kohl's Department Store – Final PRD Plan – (EPS Review Letter, dated January 4, 2012, attached)(Jason Shaner, McCarthy Engineering, John Onder, Greg Davis, and Fred Spiller, Kohl's Department Store) Mr. Moll gave a brief description of the status of the above referenced plans. Specified was the reciprocal easement agreement between Kohl's Meridian Blvd. Investors and Meridian at Spring Ridge Condominium Association being executed prior to release of the land development plans for recording and this should be a condition of approval by the Board of Supervisors, **Section 403.1(1)**. Mr. Moll also stated that the applicant's traffic consultant is in the process of evaluating potential timing modifications to the existing traffic signals in the vicinity of the project, and that the Board of Supervisors have approved the request that this analysis be part of the PennDot Highway Occupancy Permit (HOP) process, rather than being included in the current scope of the Traffic Impact Study for said project.

According to Mr. Moll sanitary sewer plan issues have been adequately addressed, in addition to the Pa DEP Sewage Facilities Planning Modules being approved, Sections 403.3E, 403.3(N) and 605.

After further discussion and final conditions a Mr. Gibbs, second by Mrs. Ehrlich, made a motion to the Board of Supervisors recommending approval of the One Meridian Blvd. Kohl's Department Store Final Land Development Plans, with the conditions as listed in the Engineering Department review letter of January 4, 2012. Upon roll call, all members present voted affirmatively.

PENDING ZONING APPLICATIONS:

Special Exception & (3) VarianceS for Cell Tower - Valore, LLC & Metro PCS Pennsylvania, LLC: - Mr. Moll stated that according to applicant they are researching other alternatives.

Miscellaneous:

Ordinance Amendment Committee: Requested was for Director of Planning and Engineering Services to resend SALDO revision recommendations dated June 2, 2011 to planning committee members again for review and discussion.

Chairman, Jim Oswald proposed that due to lack of agenda items that they use the Alternative Energy meetings to possibly discuss planning workshop items.

There being no further business, Chairman Oswald adjourned the meeting at 7:20 p.m.

Ronald J. Keating, Secretary