



TOWNSHIP OF SPRING PLANNING COMMISSION

BERKS COUNTY, PA
2850 Windmill Road
READING, PA 19608
Tel. (610) 678-5393
Fax. (610) 678-4571
Website: springtwpberks.org

MEETING MINUTES May 3, 2018

Chairman Oswald called the public workshop meeting of the Planning Commission to order on Thursday, May 3, 2018 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 Jim Oswald, Peter Bliudzius, Barry Ulrich, Stephen Gibbs, Brad Weisman, Ron Keating and Sarah Ehrlich. Also in attendance were, Dan Becker, Solicitor, Jim Moll, Director of Engineering & Planning Services, George Stuck Board of Supervisor, Robert Mastandrea, Mavis Tire, C. Frantz, RGM, Scott Sweigart, MMG, Mike Setley, Kim Berry, Penn State Berks, Daryal Woerle, and Steve Tabakelis, SunnyHill Terrace

MINUTES

April 5, 2018: Motion was made by Mr. Gibbs second by Mr. Bliudzius, approving the minutes dated April 5, 2018. Upon roll call, all members present voted affirmatively with the exception of Mr. Keating and Mrs. Ehrlich who abstained.

NEW PLAN SUBMITTALS

Reserve at Grings Mill – Land Development Plan: (review letter dated, 4/25/18 attached) Mr. Moll reported the applicant requested of Penn State an easement to allow the proposed pedestrian connection, in which Penn State has declined said easement. Section 503(O)(17) of the SALDO requires the Preliminary Plans to include written confirmation that the college or university approves the direct connection of the proposed walkway. Applicant has requested that the Township waive this requirement since they have not been able to obtain the requested easement from Penn State.

Section 1013(C)(2) of the SALDO requires connection walkways for Garden Apartment Developments located on College-Adjacent Property to include a direct connection to similar facilities, whether existing or proposed, on the adjoining college property. In the event that no facilities exist on the adjoining college property the applicant for the garden apartment shall be responsible for causing such facilities to be installed and shall provide written confirmation, prior to Preliminary Plan approval, that college or university approves such connection. The Applicant proposed an alternative Pedestrian / Bicycle Trail along Tulpehocken Road to the Red Covered Bridge. The applicant requested that the Township also waive this requirement and proposed instead to post cash escrow with the Township to cover the construction of the connecting path between the applicant's property and the adjacent Penn State University property. The Township Parks and Recreation Department should review said revisions to the plan relative to the Townships Greenway and Trails Study. After an extensive discussion, Mr. Gibbs recommended applicant take additional time to design said Pedestrian / Bicycle Trail as discussed. No action was taken.

Sunny Hill Terrace – Subdivision Plan: (review letter dated, 5/2/18 attached) Mr. Moll reported applicant is proposing a five lot residential subdivision on a 25-acre property located along the south side of Old Fritztown Road between Gring's Hill Road and Albert Drive. The subject property is the residue from 2008 subdivision titled Upper

Hillside, which had created three lots on the northern side of Old Fritztown Road. Four existing dwellings, located on properties other than the subject property, gain vehicle access to Old Fritztown Road via an existing shared drive that crosses the subject property. The shared drive also provides access to the overall subject property. The applicant proposes a shared access easement along this drive which would cross proposed lots 2, 3 and 5. The lower portion of said drive is proposed to be relocated in order to minimize the impact upon lot No. 3, and this proposed lot would also gain access through the access easement (see comments pertaining to access drive and easement review letter attached dated, 5/2/18). Project is located within the Rural Conservation (RC) District, where open space developments are the preferred method of developing residential lots. Single family detached dwellings on conventional lots are a use permitted by right only where they are located on parent tract of less than 10 acres in area and no more than four dwelling units are proposed on the parent tract. Both the number of proposed lots and the acreage exceed these thresholds. The proposed subdivision could only be approved in this form if the Board of Supervisors grant conditional approval, Sections 306(B) and 324(B)(91)(b)(1) & (2). Applicant is to address comments from the Department of Public Safety accordingly. No action taken.

Sycamore Valley Farm II - Subdivision: Mr. Moll reported the subject property is a 46-acre farm located along the south side of Gelsinger Road between Grings Hill and Miller Roads. Applicant is proposing a subdivision to create a 3-acre lot in an area which is primarily an open field with areas of brush and woodland. The applicant is requesting approval of the subdivision plans and completion of the PA DEP Sewage Facilities Planning Modules. A motion made by Mr. Weisman second by Mr. Bliudzius ,recommending that the Board of Supervisors approve the Preliminary/Final Plans with the condition of the approval of the DEP Planning Modules and the authorization of the completion of Planning Modules. Upon roll call, all members present voted affirmatively.

ZONING APPLICATION

Mavis Discount Tires – Special Exception: (review letter dated, 4/30/18) Mr. Moll reported the owners of Spring Meadow shopping center have applied to the Zoning Hearing Board for special exception approval to allow Mavis Discount Tires to locate one of their facilities on an undeveloped lot within the shopping center. Said shopping center is located at the intersection of Van Reed Road and State Hill Road and currently contains a Giant Food Store, including gas pumps, and a Fulton Bank. Proposed business would fall under the category of automobile service station, which is listed as a special exception use within the NC Neighborhood Convenience-Commercial District Section 312(C). Due to its proposed location with an approved shopping center, proposed use must comply with the relevant provisions governing shopping centers under Section 324(B)(90)(a) and Section 324(B)(90)(e) regarding shopping centers require front yard setbacks of sixty feet and side and rear yard setbacks of forty feet. After some discussion, a motion was made by Mr. Keating, second by Mrs. Ehrlich recommending that the Zoning Hearing Board grant the special exception and if applicant chooses to amend the application to include a variance request for the front yard setback, the Planning Commission would recommend to the Zoning Hearing Board that they grant the reduction of the setback from 60 feet to 25 feet as shown on the plans. Upon roll call, all members present voted affirmatively.

There being no further business, Chairman Oswald adjourned the meeting at 8:45 p.m.

Ron Keating, Secretary