



TOWNSHIP OF SPRING PLANNING COMMISSION

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MEETING MINUTES November 1, 2018

Chairman Oswald called the public workshop meeting of the Planning Commission to order on Thursday, November 1, 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, Sarah Ehrlich, Barry Ulrich, Stephen Gibbs, Brad Weisman, Peter Bliudzius and Ron Keating. Also in attendance were, Dan Becker, Township Solicitor, Jim Moll, Director of Engineering & Planning Services, Tasha Amato, Administrative Assistant, George Stuck Board of Supervisor, Troy Hatt, Deputy Fire Marshall, Scott Sweigart, Reserve at Gring's Mill, Chuck Frantz, Reserve at Gring's Mill, Kim Berry, PSU Berks, Mike Thompson, CMS, John Strick, CMS and Daral Woerle, Hofmann Dev.

MINUTES

September 6, 2018: Motion was made by Mrs. Ehrlich second by Mr. Ulrich, approving the minutes dated September 6, 2018. Upon roll call, all members present voted affirmatively with the exception of Mr. Bliudzius who abstained.

NEW PLAN SUBMITTALS

Hofmann Tract – Preliminary Land Development Plan: (review letter dated, 10/24/18 attached) Mr. Moll reported the proposed project is a garden apartment to be developed at the former "Hofmann Tract" located between Shillington Road and Dwight Street and Between Norfolk Southern Railroad and Garfield Avenue. Mr. Moll gave an overview of the plan revisions revised on September 6, 2018 (please see review letter attached). Revised plans are still under review with Township's consultant for sanitary sewers. All sanitary sewer issues will need to be addressed by Township Infrastructure Committee, Section 1008. In addition to all traffic related issues will need to be discussed in detail at the November 27, 2018 Transportation Advisory Committee meeting, Sections 502(C)(O)(11) and 505. After further discussion; any waivers requested were tabled to next Planning Commission meeting. No Action Taken.

Reserve at Grings Mill – Final Land Development Plan: (review letter dated, 10/31/18 attached) Mr. Moll reported the applicants received Preliminary Approval with conditions from Board of Supervisors. Mr. Moll stated the Township Staff has been consulting with the County Emergency Management Department regrading acceptable street names and addresses. Any issues will need to be resolved to the satisfaction of the County and Township. Mr. Moll stated the lighting fixtures along the proposed garage to the east of Building No. 2 will need to be shown on plans in addition to light around swimming pool will need to be indicated, Section 603(O)(3). Any Sanitary Sewer issues, Easements, and agreements to be addressed by the Infrastructure Committee and Township Solicitor. Additionally, any outstanding issues from Fire Department review should be addressed, Troy Hatt, indicated he will update Township Engineer as items are addressed. No Action taken.

CMS Construction Annexation – Sketch Plan: (review letter dated, 11/1/18 attached) Mr. Moll reported the applicant is proposing a stone parking lot on a 150' x 175' parcel that is currently part of a larger, vacant 2.32 acre

lot located on the southwest side of Grings Hill Road situated within the Neighborhood Commercial (NC) Zoning District. Said lot has an address of 911 Grings Hill Road and abuts boundary between Spring and Cumru Township. Applicants intend to annex the proposed parking lot portion of (150 Grings Hill Road), which is owned by the applicant but is located with Cumru Township and contains an existing commercial building. Applicant intends to use proposed parking lot for parking construction vehicles, and use existing building to accommodate a construction company. Said proposed parking lot use within Spring Township will be a use accessory to the “construction company” principal use. The “construction company” use is not permitted within the NC Zoning District unless facility consists of only offices, and includes no outdoor storage of construction equipment or materials, and includes no outdoor construction activities, in which case the use is considered an “office” use which permitted by right within the NC Zoning District, Sections 312(B)(15) and 324(B)(32)(a). Applicant will need to obtain variance relief from Spring Township (see review letter attached) after further discussion; Planning Commission members had no issue with said proposal once applicant obtained said Variance relief.

CONDITIONAL USE APPLICATION:

Sunny Hill Terrace – Conventional Residential Lots: Mr. Moll reported applicant has requested hearing be rescheduled for December.

ZONING APPLICATION

Mobilitie, LLC- Special Exception for Wireless Antennas: (review letter dated, 10/31/18 attached) Mr. Moll reported the applicant is requesting that the Zoning Hearing Board grant special exception approval for the placement of communications antennas and related equipment on four (4) existing utility pole along Paper Mill Road. Said pole is located along the frontage of the Kohl’s department store and is within the public street right-of-way. The applicant has requested that the Township waive the zoning provisions of Section 324(B)(28)(C)(1)(j), which requires the posting of financial security in an amount sufficient to cover the facility removal and site cleanup. Mr. Moll stated that any relief request from the said requirements of this section would need to be in the form of a variance application. After further discussion; a motion was made by Mr. Bliudzius, seconded by Mr. Ulrich recommending to the Zoning Hearing Board that they grant the requested Special Exception for a wireless communications antenna within the public right-of-way. Said recommendation is conditioned upon the applicant demonstrating to the satisfaction of the Zoning Hearing Board, compliance with all provisions of Section 324(B)(28)(C)(1) and upon the following conditions:

- a. That the Zoning Hearing Board deny any request for a variance and or waiver of the requirements to post funds for the facility removal and site cleanup.
- b. That the applicant adequately address issues raised by the Fire Marshall, including signal interference with radio communications and emergency power generation.

Upon roll call, all members present voted affirmatively.

There being no further business, Chairman Oswald adjourned the meeting at 7:45 p.m.

Ron Keating, Secretary