



TOWNSHIP OF SPRING PLANNING COMMISSION

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MEETING MINUTES May 2, 2019

Chairman Oswald called the public workshop meeting of the Planning Commission to order on Thursday, May 2, 2019 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, Barry Ulrich, Stephen Gibbs, Peter Bliudzius, Brad Weisman and Sarah Ehrlich. Absent: Ron Keating.

Also in attendance were, Alexander Ellicker, Esquire, Jim Moll, Director of Engineering & Planning Services, Karen Krater, Hoffert Surveying, and Stephen Tabakelis, All County & Associates.

MINUTES: A motion was made by Mrs. Ehrlich, second by Mr. Ulrich, approving the minutes dated March 7, 2019. Upon roll call, all members present voted affirmatively.

NEW PLANS:

Weaver Annexation Final Plan: (Review letter dated April 25, 2019, attached) Mr. Moll reported that the applicant is the owner of both properties located at 121 & 125 Mail Route Rd; each property has an existing dwelling. The existing septic system at 121 Mail Route Rd has malfunctioned and the applicant is proposing to annex a 1.62-acre parcel from the 125 property onto the 121 property, providing enough area for a replacement system. Both properties have less than the minimum 5-acre lot area required under Section 305(F) within the Rural Holding Area (RHA) District. Proposed annexation would result in a reduction in the area of 125 Mail Route Rd property from 3.14 to 1.52 acres. On March 6, 2019 the Zoning Hearing Board granted a variance to allow this increase in the lot's current nonconformity. SEO confirmed applicant has satisfied condition as per Zoning Hearing Board (see review letter comment no. 4). Ms. Karen Krater addressed all conditions satisfactorily as per review letter. Mr. Moll stated after further review of Final Plans not all the pages contained Certification of Ownership signatures. A motion was made by Mr. Ulrich, second by Mr. Weisman, recommending that the Board of Supervisors approve the proposed Annexation Plan conditioned that owners signatures are obtained on all pages. Upon roll call, all members present voted affirmatively.

Sunnyhill Terrace – Final Subdivision Plan: (Review letter dated May 1, 2019 attached) Mr. Moll reported applicant has submitted the 1st of Final Plans. Mr. Moll stated during the conditional use hearing, there were two downstream property owners that expressed concerns regarding proposed development would worsen existing drainage problems that occur on, or in the vicinity of, their properties. Mr. Greiss, who lives at 3312 Regency Dr, and Mr. Hitchens, who owns properties at 1141 and 1142 Old Fritztown Road. The Board of Supervisors in granting the requested conditional use approval included the following conditions that would need to be satisfied by the applicant. *“The applicant must work with Township to improve the existing downstream stormwater drainage conditions, consistent with testimony provided by the applicant and his attorney.”* See review letter for Township Engineer's descriptions, and comments regarding improvements to existing channel as proposed by the applicant on both Mr. Greiss' and the applicant's properties. Mr. Moll reported on Hitchens properties and stormwater problems pertaining to flow along Old Fritztown Road. See review letter for description and comments. *No action taken.*

Hofmann Tract Apartments – Planning Modules: A brief discussion regarding completing and submitting accordingly. *No action needed.*

Sunoco Pipeline, L.P. – Agricultural Security Area: PA Pipeline Project (PPP)/Mariner East II is an expansion of the existing Sunoco pipeline system that was recently upgraded to transport natural gas liquids from Ohio and the Pittsburgh area to Delaware County. Mr. Moll reported that Sunoco had previously obtained a permanent easement and 36-month temporary construction easements from Mr. James Balthaser, owner of 111 Goose Lane, and the installation of the pipeline has commenced. Sunoco has not completed said construction; and the term of temporary easements will soon expire. They have requested additional permanent and temporary easements to complete project; however, they have not come to terms agreeable to Mr. Balthaser. Sunoco has now proposed to obtain the easement rights by condemnation. Mr. Balthaser property is within Agricultural Security Area which has benefits to those property owners one being the land in an ASA receives additional protections from condemnation. Sunoco has requested a hearing for approval of Condemnation of Land within ASA; hearing to be held May 13, 2019, 6:00 pm. A decision will need to be made by a Joint Hearing including the Township Board of Supervisors, Township ASA Advisory Committee, Berks County Commissioners, and PA Agricultural Land Condemnation Approval Board (which has declined to attend). After further review; Planning Commission Committee opted to give no recommendation.

MISCELLANEOUS

Planning Commission Member Recruitment - A brief discussion was held; regarding interested candidates to be interviewed at next Planning Commission meeting scheduled for June 6, 2019.

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

Ron Keating, Secretary