



TOWNSHIP OF SPRING PLANNING COMMISSION

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MEETING MINUTES June 6, 2019

Chairman Oswald called the public workshop meeting of the Planning Commission to order on Thursday, June 6, 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, Stephen Gibbs, Ron Keating, Sarah Ehrlich and Brad Weisman. Absent: Barry Ulrich.

Also in attendance were, Dan Becker, Township Solicitor, Jim Moll, Director of Engineering & Planning Services, Tasha L. Amato, Administrative Assistant, Stephen Tabakelis, All County & Associates, Skip Cross, Sunnyhill Terrace, and Aristides Otero, Broadcasting Square Redevelopment.

MINUTES: A motion was made by Mrs. Ehrlich, second by Mr. Weisman, approving the minutes dated May 2, 2019. Upon roll call, all members present voted affirmatively.

NEW PLANS:

Sunnyhill Terrace – Final Subdivision Plan: (Review letter dated June 6, 2019 attached) Mr. Moll reported applicant has made improvements to existing swale which crosses the downstream property of Mr. Greiss, who had expressed concerns at the Conditional Use Hearing. Additionally Mr. Greiss has also stated that the overall construction appears to be good, but that there were a few issues that he would still like to have addressed. Mr. Moll reported he has scheduled said meeting with Mr. Greiss. Mr. Hitchens drainage issues that were raised at the hearing are items that relate to Old Fritztown Road, rather than the proposed development. Township Public Works are to address these issues accordingly. Mr. Moll stated all driveway, utility easement, covenant, stormwater, and operations and maintenance agreements must be finalized and executed prior to final plans being released for recording. *After further discussion, Mr. Weisman, second by Mrs. Ehrlich made a motion recommending that the Board of Supervisors approve the Final Plans contingent that applicant satisfy all of Mr. Jonathan Greiss's concerns and all other conditions are met. Upon roll call, all members present voted affirmatively.*

Broadcasting Square Redevelopment – Sketch Plan & Waiver Requests: (Review letter dated June 5, 2019, attached) Mr. Moll reported the applicant has submitted a sketch plan and waiver requests for the proposed re-development of the western portion of the existing shopping center, located within the Planned Residential Development (PRD). Proposed re-development would include the demolition of the former Babies R Us building, Sleepy's building to be divided for two individual tenants, construction of a new 4,690-square foot building for the relocation of Panera Bread from Building X including a drive-thru, construction of two new buildings (unspecified uses), and reconstruction of the existing parking lot to align with the proposed building changes (see review letter attached for exhibits). A revision to the Tentative Plan will not be necessary for the proposed project; however waivers requested by applicant will require a public hearing be held by the Board of Supervisors, tentative hearing to be scheduled for July 22, 2019. At later stages of plan, applicant should indicate uses for proposed buildings. All issues regarding sanitary sewer to be addressed by Township Infrastructure Committee. Any traffic issues to be addressed at Preliminary Plan stage. The applicant provided no information on the signs proposed. Applicant

should indicate types and sizes of proposed signage, in order for a recommendation of waiver requests. *After further discussion, committee took no action on wavier requests for signs need additional information on signs being proposed.*

ZONING APPLICATIONS

Juliana’s Restaurant – Variance Requests – (Review letter dated June 6, 2019, attached) Mr. Moll reported the applicant has requested several variances for the property where Juliana’s Restaurant is located along Fritztown Road. The Variance requests are sought in order for the applicant to expand the existing restaurant use and to allow apartments “that already exist”, on the second floor of the same building. (See review letter attached, for variances requested). *After further discussion; Mr. Gibbs, second by Mrs. Ehrlich made a motion recommending to the Zoning Hearing Board that they DENY ALL variances requested. Upon roll call, all members present voted affirmatively.*

MISCELLANEOUS

Planning Commission Member Recruitment - A brief statement was made; regarding interested candidates were interviewed however interviews are to be continued on June 27, 2019 prior to Planning Commission Workshop.

There being no further business, Chairman Oswald adjourned the meeting at 8:05 p.m.

Ron Keating, Secretary