



# 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 June 27, 2019

Chairman Oswald called the public workshop meeting of the Planning Commission to order on Thursday, June 27, 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, Barry Ulrich and Brad Weisman.

Also in attendance were, Joan London, Esquire, Jim Moll, Director of Engineering & Planning Services, Tasha L. Amato, Administrative Assistant, George Stuck, Board of Supervisor, Gia Raffaelli, Esquire, Mark Koch, Esquire, Chuck Frantz, Greg Bogia, Aristides Otero, Kevin Brown, Broadcasting Square Redevelopment, Brian Kobularcik, Ben Bobitzer, West Lawn Resident, and Jeff Simcox, Wilson School District.

**MINUTES:** A motion was made by Mr. Gibbs, second by Mrs. Ehrlich, approving the minutes dated June 6, 2019. Upon roll call, all members present voted affirmatively, with the exception of Barry Ulrich who abstained.

### **NEW PLANS:**

**Broadcasting Square Redevelopment – Sign & Waiver Requests:** (Review letter dated June 26, 2019, attached) the applicant has submitted waiver requests for the proposed re-development of the western portion of the existing shopping center (where Babies"R"Us was formerly located), located within the Planned Residential Development (PRD). Mr. Moll reported the initial application for proposed redevelopment of the existing shopping center included a request for a waiver of the PRD Sign regulations to allow signage that exceeds the sizes permitted under Section 614(B)(5). The current submittal now provides detailed information on the signage that is proposed for said project. After further discussion regarding signs being proposed (see review letter attached). *A motion was made by Mr. Keating, second by Mrs. Ehrlich, recommending that the Board of Supervisors grant the requested waiver of the sign provisions of Section 614(B)(5).* Mr. Moll also stated the applicant is also requesting a waiver from the setback requirement in Section 610(A)(4)(a) which requires all access drives and parking areas to be located at least fifteen (15') feet from any building on the lot so that the subject area can be developed as proposed. *A motion was made by Mr. Ulrich, second by Mr. Weismann, recommending that the Board of Supervisors grant the requested waiver of the setback requirements of Section 610(A)(4)(a).* Upon roll call, all members present voted affirmatively.

### **ZONING APPLICATIONS**

**2313 Penn Ave – Special Exception & Variances** (Review letter dated June 27, 2019, attached) Mr. Moll reported the applicant, a partner in Penn Auto Sales, has requested several variances and a special exception (see review letter attached for specific zoning requests) for the property existing at 2313 Penn Avenue formerly occupied by CBL Custom Apparel, a full service uniform store, so that it can be converted to a warehouse for the storage of automobiles and automobile uses. Said property is located within the Penn Avenue Mixed Use (PMU) District, where a warehouse is not permitted. After further discussion, *a motion was made by Mr. Gibbs, second by Mr. Keating, recommending to the Zoning Hearing Board that they DENY the special exception request and all variance requests.* Upon roll call, all members present voted affirmatively.

**MISCELLANEOUS**

**Hofmann Tract – Traffic Impact Study & Clear Sight Triangle** (Memo dated June 27, 2019, attached) Mr. Moll reported the conditional approval granted by the Board of Supervisors for the Hofmann Tract Preliminary Plans included the requirements that outstanding issues relating to traffic be resolved. The applicant, since then submitted all necessary information to PennDot, for which a response was received from the Department indicating that the “analyses/simulation provided seems to adequately address the Township’s queuing concerns.” Mr. Moll also reported that at their June 25, 2019 meeting, the Transportation Advisory Committee recommended to the Board of Supervisors they approve the Traffic Impact Study submitted, along with any improvements to the traffic signal at the intersection of Dwight St. and Penn Ave for the proposed Hofmann Tract apartment development; including the clear sight triangle variance previously granted for the intersection of Dwight St. and Iroquois Ave. to be acceptable for the current proposal and that there is no need to for the applicant to go back to the Zoning Hearing Board to consider this issue. After further discussion, *a motion was made by Mr. Keating, second by Mr. Weisman, recommending to the Board of Supervisors they allow applicant to move forward with Final Plan submittals. Upon roll call, all members present voted affirmatively.*

**3 Meridian Blvd – Concurrent Tentative/Final Plan Request** (see letter dated June 14, 2019) Mr. Moll stated the applicant previously submitted a Sketch Plan of a proposed day care facility. Since then the applicant has been working to complete the design of the facility, and has met with Township staff to discuss design elements and the Township’s land use approval process which would need approval for (a) an Amendment to the Tentative PRD Plan, and (b) a Final PRD Plan. Rather than pursue these approvals consecutively, DeVimy would like to pursue them concurrently. *After further discussion, a motion was made Mr. Keating, second by Mr. Ulrich, recommending to the Board of Supervisors they allow the request of DeVimy Equities for a concurrent submittal of tentative and final plans for a proposed daycare facility at this location. Upon roll call, all members present voted affirmatively.*

**Reading Hospital Tract – Planning Consistency Letter for Grant** Mr. Moll reported the developer for Reading Hospital Tract has requested the Township participate in an application for transportation grants for improvements. As part of said request; Planning Commission is requested to send a Planning Consistency letter to the PA Department of Community & Economic Development. *After a brief discussion, a motion was made by Mr. Ulrich, second by Mrs. Ehrlich, recommending letter be drafted as requested and both Chairman & Vice Chairman sign final. Upon roll call, all members voted affirmatively.*

**Planning Commission Member - Recommendation for Appointment** Planning Commission members after various applicants interviewed *Mr. Gibbs made a motion, second by Mr. Weisman recommending to the Board of Supervisors they appoint Douglas Rauch, Esquire to the Township Planning Commission. Upon roll call, all members present voted affirmatively.*

**OPEN TO THE FLOOR**

**Jeff Simcox – Wilson School District – Athletic Trails Main Campus** Mr. Simcox appeared before the Planning Commission to discuss the sketch plan for the proposed changes to the Athletic fields at the main campus. Township Engineer Jim Moll to complete detailed review for next planning commission meeting.

**Brian Kobularcik, 544 Hain Road** Mr. Kobularcik appeared before the Planning Commission asking for committee’s opinion to proceed with an official submittal. Mr. Kobularcik presented a proposed 1.4-acre annexation to allow for front access to the 34-acre parcel he owns located on Grings Mill Rd. He is proposing to annex said parcel with permission from a neighbor who has agreed to sell. After a brief discussion, Planning Commission members advised to proceed with official submittal.

There being no further business, Chairman Oswald adjourned the meeting at 8:20 p.m.

---

Ron Keating, Secretary