



# TOWNSHIP OF SPRING PLANNING COMMISSION

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## MINUTES October 3, 2019

Chairman Oswald called the public workshop meeting of the Planning Commission to order on Thursday, October 3, 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, Ron Keating, Sarah Ehrlich, Barry Ulrich, Stephen Gibbs, and Brad Weisman. Also in attendance were, Dan Becker, Township Solicitor, and Jim Moll, Director of Engineering & Planning Services, Tasha Amato, Administrative Assistant, Aristides Otero, Broadcasting Square, Fred Vandersnow, Broadcasting Square, Greg Davis, Kohl's / Aldi, Kim Berry, Penn State University, Berks Campus and John Medendorp, Penn State University Berks Campus.

### MINUTES:

**August 29, 2019:** *A motion was made by Mr. Ulrich, second by Mrs. Ehrlich, approving the minutes dated August 29, 2019. Upon roll call, all members present voted affirmatively.*

**September 26, 2019:** *A motion was made by Mrs. Ehrlich, second by Mr. Ulrich, approving the minutes dated September 26, 2019. Upon roll call, all members present voted affirmatively, with the exception of Mr. Gibbs who abstained.*

### NEW PLANS:

#### **Kohl's/Aldi Revised Tentative PRD Plan Amendment, Setback Waiver, and Revision to Plan of Record:**

(Review letter dated October 1, 2019, attached) Mr. Moll reported the applicant previously submitted requests to amend the PRD Plans that were approved for the Kohl's Store in 2011. Previous application consisted of a request to amend the conditions of the PRD Tentative Plan decision by the Board of Supervisors, Revision to the Plan of Record, and a Waiver of the Sign Regulations under the PRD Ordinance. At the March 7, 2019, Planning Commission recommended to the Board of Supervisors that they grant the waiver of the PRD Sign regulations. No specific recommendation was made in regard to the Tentative Plan Amendment. Due to the adjoining property owner expressing discontent with the proposed loading dock facilities, the applicant has submitted revised plans now showing the loading dock has been moved to a new location which will encroach in the 30-foot rear yard setback. Applicant is requesting a waiver of the 30-foot rear yard setback listed in the PRD Ordinance. This request would allow the loading dock to be located 18.54 feet from the rear property line, which adjoins existing parking lot of the One Meridian building. After further discussion; *a motion was made by Mr. Gibbs, second by Mr. Weisman, recommending the Board of Supervisors grant the waiver of the 30-foot rear yard setback, Section 1004, as requested. Upon roll call, all members present voted affirmatively.*

Mr. Moll stated that there were numerous conditions established by the Board of Supervisors in their June 29, 2011 decision approving the Tentative Plan Amendment which permitted Kohl's Department store. The applicant is now requesting amendments to two (2) of those conditions: (please see attached review letter for further description)

- Condition No. 7 – Parking
- Condition No. 9 – Groceries

After further discussion; *a motion was made by Mr. Gibbs, second by Mr. Keating, recommending the Board of Supervisors grant the requests to amend two (2) of the conditions as listed in Township Engineer's October 1, 2019 review letter. Upon roll call, all members present voted affirmatively.*

**Broadcasting Square Redevelopment – Final PRD Plans:** (Review letter dated October 2, 2019, attached) Mr. Moll reported the applicant has submitted Final PRD Plans showing the proposed redevelopment of the existing Broadcasting Square shopping center. Said redevelopment includes the demolition of the former Babies”R”Us building, modifications to the former Sleepy’s building, the relocation of Panera Bread and the construction of two new buildings. Mr. Moll stated the Board of Supervisors in their September 5, 2019 meeting granted waivers with conditions (see review letter attached). At the Township Infrastructure Committee meeting on October 1, 2019, applicant stated they would revise the proposed sanitary sewer system in order to connect to the existing Township system at an alternate location. Plans must be revised to reflect said change. After further discussion; the following waiver requests were recommended to Board of Supervisors:

- *Sections 402(A),403(A), 403(C)(1)(b) - a motion was made by Mr. Keating, second by Mrs. Ehrlich, recommending the Board of Supervisors grant the waiver request for the plans to be drawn at a scale of 1”=30’, rather than the specified scale of 1”=50’. Upon roll call, all members present voted affirmatively.*
- *Section 310(c)(6)(ii) – a motion was made by Mr. Weisman, second by Mr. Keating, recommending the Board of Supervisors grant the waiver request for the proposed inflow pipes into the surface infiltration basin be 12” in diameter, rather than the minimum pipe diameter of 15” in the Stormwater Management Ordinance. Upon roll call, all members present voted affirmatively.*

**Penn State – Beaver Community Center – Land Development:** (Review letter dated October 3, 2019, attached) Mr. Moll reported applicant has submitted Land Development plans for the proposed enlargement of the Beaver Community Center, located on the University’s existing 250-acre campus along Broadcasting and Tulpehocken Roads. The proposed expansion design is different to what Penn State University presented to Township about three (3) years ago. Applicant is proposing to enlarge the existing 28,000 sq.ft, building to a total size of approximately 62,600 sq. ft., by constructing additions on both the eastern and western ends of the building. Mr. Berry described some future uses of the Beaver Community Center to include an Auxiliary gym, Fitness center, two (2) general purpose class rooms, two (2) research labs, offices for Athletic Staff, and a student walkway to Perkins Building. Review letter was discussed in detail. Mr. Moll discussed the significant amount of parking spaces being eliminated due to expansion. Applicant stated there is currently a surplus of parking spaces that will meet the needs of campus expansion. After further discussion; the following waiver requests were recommended to Board of Supervisors:

- *Section 310(C)(6)(b)(ii) – a motion was made by Mr. Keating, second by Mr. Weisman, recommending the Board of supervisors grant the waiver request from the minimum pipe diameter of 15” in the Stormwater Management Ordinance. The applicant is proposing to utilize pipes of smaller diameter for the roof lateral and the subsurface detention basin. Upon roll call, all members present voted affirmatively.*
- *Section 503(C)(B)(5) – a motion was made by Mr. Gibbs, second by Mr. Ulrich recommending the Board of supervisors grant the waiver request to utilize a plan scale of 1”=20’, rather than the specified scale of 1”=50’. Upon roll call, all members present voted affirmatively.*
- *Section 503(C)(E)(1)(a) – a motion was made by Mr. Ulrich, second by Mrs. Ehrlich recommending the Board of Supervisors grant the waiver request to allow a limited boundary survey be performed to verify compliance with the 50-foot building setback measured from the property boundary/right-of-way of SR 222. Upon roll call, all members present voted affirmatively.*

### **MISCELLANEOUS**

**Sinking Spring – Broad St. - Reedy Road Sewer Extension:** Mr. Moll reported the Borough of Sinking Spring has a requested a letter for the proposed sanitary sewer extension along Broad St., - Reedy Road in the Township. *A motion was made by Mr. Gibbs, second by Mrs. Ehrlich authorizing letter of consistency on behalf of Planning Commission for above project be completed by Mr. Jim Moll, Township Engineer. Upon roll call, all members present voted affirmatively.*

There being no further business, Chairman Oswald adjourned the meeting at 8:15 p.m.

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Ron Keating, Secretary