



TOWNSHIP OF SPRING *PLANNING COMMISSION*

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Meeting Minutes July 7, 2022

Chairperson Ulrich called a regular Planning Commission meeting to order at 7:00 p.m. on Thursday, June 2, 2022 in the Public Meeting Room of the Township Administration Building. Upon roll call, LeRoy Schannauer, Ron Keating and Sarah Ehrlich were present. Also present were Jim Moll, Director of Engineering and Planning Services; Dan Becker, Solicitor; Judy Houck, Director of Parks and Recreation and Jen Bensinger, Director of Information Technology. The following individuals also attended the meeting: Steve Boell, David Wilson, Karen Krater, Jay Worrall, Gregg Bogia, Alan Kreider and Daniel Grassi. WFMZ attended the meeting virtually.

OPEN TO THE FLOOR: None

AMEND THE AGENDA – No amendments are needed for this meeting.

MINUTES:

June 2nd, 2022 Meeting – *Motion made by Mr. Schannauer, seconded by Ms. Ehrlich to approve the minutes of the June 2nd, 2022 meeting. Upon roll call, all members present voted affirmatively.*

MOTION CARRIED. 4-0

NEW PLANS:

St. Luke's University – Medical Office Building

(Review letter dated July 6th, 2022 attached.)

The applicant is requesting a waiver to allow the Plans be submitted as a single stage plan as well as a waiver of the plan scale requirement. The Plan has been designed at a scale of 1" equals 30' which provides greater detail than what is required.

Motion made by Mr. Schannauer, seconded by Mr. Keating, to recommend to the Board of Supervisors, approval of the waiver requests submitted by St. Luke's University for the Medical Office Building. Upon roll call, all members present voted affirmatively. MOTION CARRIED. 4-0

Mr. Moll reviewed several of the comments that were included in his review letter the first of which was the encroachment into the sewer easement. Steve Boell reported that the applicant has re-designed the plan to remove any encroachments into the stormwater and sanitary sewer easement. An updated drawing was displayed on the screen which demonstrated how the applicant angled the building to keep it from encroaching into the easement. Mr. Moll informed the applicant that the Infrastructure Committee and Entech Engineering would be reviewing the sanitary sewer lines on the plan. Mr. Moll reported that Great Valley Consultants has not submitted their storm water review yet but that report will be forthcoming. He also updated the applicant about the Township's plans for the Wyomissing Interceptor Project and how this will affect their project. The applicant still needs to obtain E&S approval as well.

NEW PLANS (Continued)

St. Luke's University – Medical Office Building (Continued)

(Review letter dated July 6th, 2022 attached.)

David Wilson stated that they have already been working with Entech Engineering regarding the EDUs for this facility.

Discussion was held regarding the provision of sidewalks to connect the existing sidewalks to the internal walkways. The Commission and the applicant agree that additional sidewalks do not seem to be necessary at this time. The elimination of the one access drive and the conversion of this area to parking spaces was also discussed. Mr. Moll reported that the parking area extends into the setback area. Mr. Becker indicated that he and Mr. Moll will review this matter and discuss any concerns with the applicant.

Helping Harvest – Parking Lot Expansion

(Draft review letter dated July 7th, 2022 attached.)

Mr. Moll reviewed the original plan submission and highlighted the differences between that plan and the new submission.

Mr. Moll reviewed the encroachment of the proposed parking lot into the 10' right-of-way setback area. This may require zoning relief. He also noted that the grading is proposed to encroach into the right-of-way which is also not permitted. The applicant questioned if plantings were permitted in the actual right-of-way. Mr. Becker and Mr. Moll reported that this would be a Zoning Hearing Board decision as well as a Board of Supervisors' decision since the Township has a "stand alone" ordinance that prohibits plantings in the right-of-way.

Mr. Moll indicated that the plans were prepared at a scale of 1" = 30' which will require a waiver. He also noted that there are existing parking lot lights along the edge of the lot. Mr. Bogia and Mr. Worrall appreciate the dialog and input from the Commission. The applicant is also still pursuing the PennDOT property but everyone agrees that this will be a lengthy process.

Kreider Subdivision – Sketch Plan

(Review letter dated July 5th, 2022 attached.)

Mr. Moll reviewed the Reedy Estates Subdivision which the Kreider Family had developed several years ago. There were four (4) large lots whose use was not specified. A church was built on one of the lots and now Mr. Kreider is proposing subdividing another one of those large lots into 3 residential lots. These residential lots will not be part of the Reedy Estates Subdivision.

When Mr. Moll reviewed the plan, he was under the impression that the street would be private. However, the proposed lots will be accessed by public street which will be an extension of Dalin Drive and end in a cul-de-sac. The street is proposed to have a 53' right-of-way with a 20' cart-way without any curbing but it would have a 4' shoulder on each side. The end of the cul-de-sac would also contain an island. Discussion was held regarding the transition from the 33' wide cart-way to a 20' cart-way and the island and any maintenance challenges these may pose to the Township maintenance staff. The applicant suggested reviewing these issues with the Infrastructure Committee. Mr. Moll will place this project on the agenda.

Lots 1 and 3 do not meet the lot width to depth ratio and Mr. Moll suggests a waiver request be submitted. Mr. Keating questioned if the existing sidewalk on Dalin Drive would be extended or if it would still terminate. The applicant does not intend to extend the sidewalk into the proposed development.

PENDING PLANS

Wilson School District – Building Addition & Athletic Field Improvements

(Extension of Time Request attached.)

Mr. Moll had nothing new to report on this project. The current Extension of Time does not expire until September 27th, 2022.

Montello Residences – Preliminary/Final Subdivision Plans

Mr. Moll had nothing new to report on this project. The current Extension of Time does not expire until December 31st, 2022.

MISCELLANEOUS

Legacy at Paper Mill – Planning Modules for Additional Units

This development is located in Lower Heidelberg Township but Spring Township receives sewage flow from this development. Planning modules were submitted to the Township only because we receive their sewage and they are planning an expansion project. This project does not affect the Planning Commission but will be discussed at the Infrastructure Committee.

Reedy Road Pumping Station Modifications

Mr. Moll reviewed the status of this project. The pump station has been upgraded due to the increased flows from the Glenn Ridge Development in Lower Heidelberg Township. Unfortunately, the Glenn Ridge developer never applied to the Department of Environmental Protection for this upgrade project. This project has been completed and Entech Engineering has been hired to process the application.

CELG – Community Planning for Planning Commission Members

The Board of Supervisors approved the registration of any Planning Commission Member who wishes to attend the Community Planning courses at Albright’s Center for Excellence in Local Government Center. Mr. Ulrich expressed his appreciation for the Supervisors’ support and encourages any Commission member who has not already attended the Master Planning courses to register for these courses.

ANNOUNCEMENTS:

ADJOURNMENT: There being no further business, Chairperson Ulrich adjourned the meeting at 7:52 p.m.



Ron/Keating, Secretary