

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
April 16, 2018

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, April 16th, 2018 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. Gary Shane, Vice Chairman, called the meeting to order at 7:00 p.m. followed by the Pledge to the Flag.

COMMISSION MEMBERS: Gary Shane, Vice Chairman
Lester Toaso
Jeffrey Anderton
Daron O'Donald

OTHERS IN ATTENDANCE: Joseph Rogosky, GVC Consulting Engineer
Will Brugger

ABSENT: Glen Powell
Steven Block
Robert Quinter

AGENDA

MOTION by Mr. Toaso, seconded by Mr. Anderton, to approve the agenda of the April 16th, 2018 Planning Commission meeting. The motion carried unanimously.

OLD BUSINESS

RIGBY/KOCH SUBDIVISION – SKETCH PLAN OF RECORD

Mr. Rogosky explains to the Commission that the Board of Supervisors gave Conditional Approval prior, however DEP denied the Sewage Planning Module and that a lot line had to be moved.

Mr. John Hoffert, of John W. Hoffert Surveyors, explained that a lot line had to be revised due to soil testing. Mr. Hoffert referenced Great Valley Consultant's (GVC) letter dated April 13, 2018. He discussed the Ultimate Right-of-Way dedication and asked for Conditional Approval recommendation.

MOTION by Mr. Toaso, seconded by Ms. O'Donald, to recommend to the Board of Supervisors Conditional Approval, based on conditions set forth by the Board's prior approval. The motion carried unanimously.

Mr. Hoffert also asked for approval of signatures for the Sewage Facilities Planning Module.

MOTION by Mr. Toaso, seconded by Ms. O'Donald, to authorize the Planning Commission to sign the Rigby/Koch subdivision Planning Module. The motion carried unanimously.

YUKI MORGAN DAYCARE FACILITY – PRELIMINARY LDP

Mr. Scott Miller, from Stackhouse Bensinger, was present to present the Land Development Plan to the Commission. Mr. Miller explained the condition of the current building on the site and what was intended to be built. Mr. Miller stated that as early as next week they will have the PennDOT Highway Occupancy Permit submitted for review. Mr. Miller stated that this has been in front of the Planning Commission previously as a Sketch Plan. Mr. Miller reviews the waivers he is requesting for the project.

Mr. Rogosky addresses the GVC review letter dated April 13th, 2018. Mr. Rogosky explains the curbing requirement as well as PennDOT's requirements.

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Mr. Shane asked about sidewalks in the immediate area. Mr. Rogosky stated that the Board likes to see sidewalk and curbing.

MOTION by Mr. Toaso, seconded by Mr. Anderton, to recommend to the Board of Supervisors a Defferal from both the Curbing and Sidewalk requirement, SALDO Section 330-53 and Section 330-54, Conditional upon PennDOT's review. The motion carried unanimously.

Mr. Brugger asked about addressing Simone Collins, the landscape architect, letter. Mr. Miller stated that he would be in contact with Simone Collins to address outstanding issues. Mr. Miller said there would be a refined landscape plan for Final Plan submission.

Mr. Rogosky went on to address the GVC letter dated April 13th, stated that the site is not prone to groundwater recharge and that GVC is inclined to recommend granting a waiver for this requirement.

MOTION by Mr. Toaso, seconded by Ms. O'Donald, to recommend to the Board of Supervisors a Waiver from Groundwater Recharge requirements, Stormwater Management Section 305 & 306. The motion carried unanimously.

MOTION by Mr. Toaso, seconded by Mr. Anderton, to recommend to the Board of Supervisors a Waiver from Streambank Erosion Requirements, Stormwater Management Section 307. The motion carried unanimously.

MOTION by Mr. Toaso, seconded by Ms. O'Donald, to recommend to the Board of Supervisors a Waiver from 15" storm pipe requirement, Stormwater Management Section 310.C.5. The motion carried unanimously.

Mr. Miller stated that he would submit the plan in an AutoCAD file.

Mr. Miller stated that the Lighting Plan was recently submitted and that he would be waiting on comments from the Township engineer.

Mr. Miller reviewed McMahon Transportation Engineer's letter dated April 11, 2018 and stated that he agreed with the few comments.

Mr. Shane asked about the siding and the outside appearance of the building. Yuki Morgan, the applicant, explains the 1st and 2nd floor to the Commission. Mr. Miller stated that this is a State regulated facility and will have to follow strict regulations due to child care.

MOTION by Mr. Toaso, seconded by Mr. Anderton, to recommend to the Board of Supervisors Conditional Plan Approval based on the recommendations from the April and May Planning Commission meetings.

NVO DISTRICT

Mr. Rogosky explains that the Commission has seen this proposed overlay zoning before. He goes over some of the permitted uses and how the overlay would work.

Mr. Shane stated that he likes the two permitted uses.

Mr. Brugger stated that he would have Simone Collins come in for next months meeting to address and explain in more detail the purpose behind the overlay.

Mr. Vicent DiStefano, of 35 W 47th St, addressed the Commission and stated that his brother met with the Economic Advisory Committee in 2014. He stated that he owns a property and this overlay would benefit his property very much. He also like the two permitted uses.

NEW BUSINESS

ACT 42 Mini Casinos

Mr. Anderton explains to the Commission what Act 42 is and involves. He stated that he didn't think a small casinos in the Township would be a bad thing.

Ms. O'Donald asked about the radius for other casinos in the state. Mr. Rogosky stated that a casino in the Township would be allowed.

Mr. Anderton said he would look into more information for the next meeting.

ADJOURNMENT

MOTION by, Mr. Anderton, seconded by Mr. Toaso, to adjourn the April 16th, 2018 meeting of the Exeter Township Planning Commission at 8:15 p.m. Motion carried unanimously.

Respectfully Submitted,



Steve Block
Secretary