

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
April 20th, 2020

The Regular Meeting of the Exeter Township Planning Commission was held virtually on Monday, April 20th, 2020. Glen Powell, Chairman, called the meeting to order at 6:05 p.m. followed by the Pledge to the Flag.

COMMISSION MEMBERS: Glen Powell, Chairman
Lester Toaso, Vice Chairman
Jeffrey Anderton
Daron O'Donald
Jason Mell
Bonnie Hafer
Todd Arnold

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

ABSENT:

AGENDA

MOTION by Mr. Toaso, seconded by Mr. Anderton, to approve the agenda of the April 20th, 2020 Planning Commission meeting. The motion carried unanimously.

MINUTES

MOTION by Mr. Toaso, seconded by Mr. Mell, to approve the minutes of the February 17th, 2020 Planning Commission meeting. Ms. Hafer and Ms. O'Donald abstained, the motion carried.

Mr. Brugger introduced Mr. Todd Arnold, a newly appointed Planning Commission member. Mr. Arnold introduced himself and provided a brief statement about his background.

APPLICATION FOR REVIEW

10 Santa Maria Drive Subdivision – Preliminary Plan

MOTION by Ms. Hafer, seconded by Mr. Mell, to approve the 10 Santa Maria Dr subdivision plan for review. The motion carried unanimously.

OLD BUSINESS

Lincolnwood Community Expansion – Sketch Plan

Mr. Eric Stump, representing HRG, was present to explain the Sketch Plan.

Mr. Stump stated that this was a plan that the Planning Commission has seen previously.

Mr. Stump stated that he has received review comments from GVC. He explained the trip calculation requirements that HRG should be required to submit. He proposed analysis on existing intersections such as Dairy Queen and Lincoln Road as well as others along Lincoln Road in that area.

Mr. Rogosky explained to the Planning Commission what the Township ordinance requires. He stated that HRG submitted a scoping application, in order to affirm which intersections to conduct analysis and perform studies. Mr. Rogosky explained that Board of Supervisors usually takes the position of wanting traffic studies completed.

Mr. Powell stated he would like to see studies completed at all intersections, per the GVC review. He also stated he would like to see HRG explore the possibility of installing a turning/access lane from 422.

Mr. Stump stated that there are concerns that there are wetlands along the eastern side of the Wal-Mart property. He also stated that he has not had any contact with PennDOT to discuss access from 422. Mr. Stump also stated that he will have to have conversations with DEP to discuss possible wetlands in that area.

Mr. Powell suggested asking Wal-Mart to seek a possibility of providing a shared driveway easement in order to access the property.

Mr. Anderton questioned the process of traffic counts and the intersection at 422 with the “No Turn on Red” restriction. Mr Rogosky stated that some of the issue relate to sight distance.

Mr. Rogosky recommended to the Planning Commission sending a recommendation to the Board of Supervisors based on GVC’s review of the TIA scope provided by HRG.

MOTION by Mr. Anderton, seconded by Mr. Toaso, to recommend to the Board of Supervisor’s having HRG provide a traffic study that includes GVC’s suggestions and comments. The motion carried unanimously.

NEW BUSINESS

10 Santa Maria Drive – Preliminary Plan

Mr. Rogosky explained to the Planning Commission the background of this project. He stated that the project has been before the Commission previously and that sight distance calculations have been submitted regarding possible driveway issues.

Mr. Donald Haas, representing Bogia Engineering Inc., explained the sight distance calculations regarding the current and abandoned driveway. He stated that he is seeking a waiver to allow four lots on a private driveway to access a public road. Mr. Rogosky explained for the Commission the ordinance that governs this section.

Mr. Powell stated that the Township has run into this driveway waiver issue in the past. He also asked if it was possible to relocate the current driveway to where it was previously located at the abandoned location.

Mr. Toaso commented that he believes the only way to address the driveway issue is to install a driveway where the abandoned location currently sits for the current house.

Mr. Haas said that his client would be willing to move forward with installing an additional driveway for the current house. Mr. Haas also agreed that he would look into realigning the proposed driveway for the new house and providing a turnaround for emergency vehicles.

Mr. Haas said that he agreed with the rest of the GVC review letter.

Mr. Haas stated that he is requesting a waiver from the wetland delineation requirement, Section 330-13.F(11). He stated that there is no hydric soils in this area.

Mr. Rogosky agreed with this waiver request and suggested that the applicant put a note on the plan stating that if wetlands would be encountered during construction the homeowner would be required to conduct a wetland study if the waiver is approved.

MOTION by Mr. Toaso, seconded by Mr. Arnold, to recommend to the Board of Supervisors approving the waiver for the wetland delineation, contingent upon placing a note on the plan per GVC's review and approval regarding wetlands. The motion carried unanimously.

MOTION by Ms. Hafer, seconded by Ms. O'Donald, to recommend to the Board of Supervisors denying the waiver request to allow four properties to access a public road from a private driveway, with the understanding that the applicant will install a new driveway for the property fronting Fabers Road. The motion carried unanimously.

Mr. Haas stated that the applicant will update the maintenance agreement for the shared driveway.

Mr. Powell questioned whether steep slopes was studied. Mr. Rogosky stated that it was.

Approval of the 2019 PC Annual Report

Mr. Powell explains that this is a yearly report of the Planning Commission's activities for 2019. He stated this is required by the MPC.

MOTION by Mr. Toaso, seconded by Mr. Anderton, to approve the 2019 Annual PC Report. The motion carried unanimously.

OLD BUSINESS

Telecommunications Ordinance

Mr. Brugger explains the changes that were made due to a review letter received by the County Planning Commission.

Mr. Powell expressed an urgency to have this ordinance adopted by the Board of Supervisors.

MOTION by Mr. Mell, seconded by Mr. Toaso, to recommend to the Board of Supervisors advertising and adopting the Telecommunications language into the Zoning Ordinance, with a note for urgency to adopt.

ADJOURNMENT

MOTION by Mr. Anderton, seconded by Ms. O'Donald, to adjourn the April 20th, 2020 meeting of the Exeter Township Planning Commission at 7:00 p.m. Motion carried unanimously.

Respectfully Submitted,

Jeff Anderton
Secretary