

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
December 16th, 2019

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, December 16th, 2019 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. Glen Powell, Chairman, called the meeting to order at 7:02 p.m. followed by the Pledge to the Flag.

COMMISSION MEMBERS: Glen Powell, Chairman
Lester Toaso, Vice Chairman
Steve Block, Secretary
Jeffrey Anderton
Jason Mell
Bonnie Hafer

OTHERS IN ATTENDANCE: Joseph Rogosky, GVC Consulting Engineer

ABSENT: Daron O'Donald

AGENDA

MOTION by Mr. Toaso, seconded by Mr. Anderton, to approve the agenda of the December 16th, 2019 Planning Commission meeting. The motion carried unanimously.

MINUTES

MOTION by Mr. Block, seconded by Mr. Anderton, to approve the minutes of the November 18th, 2019 Planning Commission meeting. Ms. Hafer abstained. The motion carried.

OLD BUSINESS

Short Term Lodging Ordinance

Mr. Brugger explained to the Commission what the language was intended for and how it would affect the Township.

Ms. Janet Hurlbrink, of 12 Longview Dr., asked a question about the recent changes. Mr. Mell, addressed her question by reading directly from the proposed language.

Mr. Keith Fritz, of 40 Stephanie Rd, questioned the definition of "Day Guest". Mr. Brugger placed the definition on the projector screen for him to read. Mr. Powell also responded appropriately.

Mr. Rogosky explained the role the Berks County Planning Commission has in reviewing the proposed documents.

MOTION by Mr. Anderton, seconded by Mr. Toaso, to recommend to the Board of Supervisors advertising and approving the language for Short Term Lodging. The motion carried unanimously.

NEW BUSINESS

4350 Prestwick Dr – Variance Request

Mr. Brugger explained the variance application to the Commission.

Mr. Rogosky stated that the side yard setback would be 3 foot if the Zoning Hearing Board approved the application and the structure constructed.

Mr. Toaso read the criteria needed to prove a hardship in seeking relief.

Mr. David Hughes, of 255 W 47th St., stated that seemed the application was inconsistent with the rest of the neighborhood. He also suggested not allowing for the proposed variance.

Mr. Mell stated that he felt there was not a hardship involved.

Mr. Powell provided options the Commission can take in the matter.

MOTION by Mr. Mell, seconded by Mr. Block, to recommend not granting the variance request. Mr. Anderton and Ms. Hafer were opposed. The motion carried.

1260 Claire Dr – Variance Request

Mr. Brugger explained to the Commission the variance application.

Mr. Mell questioned why the applicant is looking to place a deck in the front yard.

Mr. Toaso stated that he had seen the property and that the neighboring properties had decks similar to what the applicant was requesting.

Mr. Powell provided options the Commission can take in the matter.

MOTION by Mt. Anderton, seconded by Mr. Mell, to recommend not granting the variance request. The motion carried unanimously.

Telecommunications Language

Mr. Brugger explains to the Commission the reasoning behind the language. He stated that Township staff were not looking for a recommendation at the current time but wished for the Commission to review and provide comments for the next meeting.

Mr. Mell questioned the use of HAM radios and towers. Mr. Brugger addressed the concern.

Mr. Rogosky explained how providers are looking to install small facilities and 5G facilities in municipalities.

Mr. Powell stated the intent is to provide responsible placement.

Township Commons Overlay Zoning ordinance

Mr. Powell stated that staff is not looking for a recommendation during tonight's meeting but is for informational purposes only.

Mr. Brugger explained the language to the Commission. He stated the provisions set forth for additional uses and increased height restrictions.

A conversation was had amongst the Commission members regarding the maximum height and the incentives based on location of properties.

Mr. Keith Fritz, of 40 Stephanie Rd, suggested looking at neighboring municipalities to see if they have hotels and the height of those.

Mr. Mell questioned the map of the intersections. Mr. Brugger explained the incentives.

Mr. Powell stated that he was in favor of a maximum of 65 feet.

Mr. Rogosky stated that staff should look into Wyomissing Borough.

Mr. Toaso stated that there is a lot of leeway in the language and that certain criteria needs to be met but that the incentives seem attractive to developers.

Mr. Powell suggested looking into Maxatawny Township.

Miscellaneous Items

Mr. Brugger addressed a suggestion to move the time for Planning Commission meetings to be moved to 6pm.

MOTION by Mr. Anderton, seconded by Mr. Block, to request the Board of Supervisors set the Planning Commission meeting time at 6pm. Motion carried unanimously.

ADJOURNMENT

MOTION by Mr. Anderton, seconded by Mr. Mell, to adjourn the December 16, 2019 meeting of the Exeter Township Planning Commission at 7:52 p.m. Motion carried unanimously.

Sincerely,

Glen Powell

Chairman

