

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
February 17th, 2020

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, February 17th, 2020 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. Glen Powell, Chairman, called the meeting to order at 6:00 p.m. followed by the Pledge to the Flag.

COMMISSION MEMBERS: Glen Powell, Chairman
Lester Toaso, Vice Chairman
Jeffrey Anderton
Jason Mell

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

ABSENT: Daron O'Donald
Bonnie Hafer

AGENDA

MOTION by Mr. Anderton, seconded by Mr. Toaso, to approve the agenda of the February 17th, 2020 Planning Commission meeting. The motion carried unanimously.

MINUTES

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

NEW BUSINESS

Lincolnwood Community Expansion – Sketch Plan

Mr. Chris Dellinger, representing HRG, was present to explain the Sketch Plan.

Mr. Rogosky states that the Township had reviewed the application as a Sketch Plan and the applicant is looking for suggestions and comments. Mr. Rogosky stated that the application will require a Conditional Use approval to be granted by the Board of Supervisors. Mr. Rogosky reviewed his GVC letter dated February 14th, 2020.

Mr. Dellinger stated that there might be a need for the applicant to request some waivers during the process. Mr. Dellinger stated that HRG is currently preparing a scope for the Traffic Impact Study.

Mr. Rogosky stated that the scope of the plan needs to be ultimately approved by the Board of Supervisors. Mr. Anderton stated that he is concerned about traffic on Lincoln Rd.

Mr. Powell stated he would like to see access to or from 422, in order to help alleviate some of the future traffic issues. Mr. Dellinger said that Walmart's acceleration lane might pose a problem logistically.

Mr. Dellinger stated that public water is a possibility for that location, but that HRG felt it would try to modify the existing water system.

Mr. Powell stated that he would like to see Fire and Emergency accessibility routes.

Mr. Mell asked if the "proposed recreation area" would include any parks development or if this was just going to be open green space. Mr. Dellinger stated that his team would have to discuss that for the future. Mr. Dellinger mentioned that the community has some existing asphalt walkways currently.

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Mr. Dellinger stated that they would submit the traffic impact scope in the near future in order to get comments and recommendations.

MISCELLANEOUS

10 Santa Maria Dr

Mr. Donald Haas, representing Bogia Engineering, was present to ask how the Planning Commission wanted the applicant to submit the plans for subdivision.

Mr. Haas explained that the property had already been tested for future sewer. He also stated that he was prepared to seek a waiver from the submission process in order to submit as a Preliminary/Final plan.

Mr. Rogosky explains to the Commission the SALDO process and how the plan was and should be submitted.

Mr. Haas stated that they might have to relocate a driveway for the single property due to SALDO and zoning issues. Mr. Powell stated that the Planning Commission does not like to recommend a waiver for more than 3 lots on a private driveway. He also suggested relocating Santa Maria so that it would meet sight distance requirements. Mr. Rogosky stated that there appeared to be both horizontal and a vertical curve to contend with. Both Mr. Rogosky and Mr. Powell suggested having a sight distance study conducted.

Mr. Haas stated that he would have the analysis conducted on the sight distance and be ready for next month.

Other

Mr. Brugger explained to the Commission that there was going to be a zoning class held through the Center of Excellence out of Albright and offered to help those interested sign up.

Mr. Brugger also explained that the Township is setting up a Steering Committee for the Daniel Boone Homestead Master Plan and would like to know if any members wanted to be involved. Mr. Toaso volunteered.

Mr. Brugger stated that Township is still looking for a resident to fill the vacant Planning Commission position.

ADJOURNMENT

MOTION by Mr. Toaso, seconded by Mr. Mell, to adjourn the February 17th, 2020 meeting of the Exeter Township Planning Commission at 6:52 p.m. Motion carried unanimously.

Respectfully Submitted,

Jeffrey M. Anderton

5/7/2020

Jeff Anderton
Secretary