

**EXETER TOWNSHIP
PLANNING COMMISSION AGENDA
JANUARY 15, 2018**

7:00 PM

REGULAR MEETING

Call to Order – Pledge to the Flag
Motion to approve the agenda
Motion to approve minutes: November 2017
Motion to approve applications for review
Public comments

AGENDA

1. REORGANIZATION – CHAIRPERSON – VICE CHAIRPERSON & SECRETARY
2. RIGBY/KOCH SUBDIVISION – SKETCH PLAN FOR RECORD
 - a. Waiver from wetland delineation
 - b. Approve signing of Planning Module
3. DANIEL BOONE HOMESTEAD – TWO (2) EXEMPTIONS
4. OLD BUSINESS
 - a. Telecommunications

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
January 15, 2018

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, January 15th, 2018 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. Glen Powell, Chairman, called the meeting to order at 7:00 p.m. followed by the Pledge to the Flag.

COMMISSION MEMBERS: Glen Powell, Chairman
Gary Shane, Vice Chairman
Lester Toaso
Steven Block
Robert Quinter

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

ABSENT: Donna Hess

RE-ORGANIZATION

Mr. Powell stated to those present how the Re-Organization would occur. Mr. Powell turned the meeting over to Mr. Rogosky as temporary chairperson for Re-Organization proceedings.

Chairman

MOTION by Mr. Shane, seconded by Mr. Toaso, to appoint Mr. Powell as Chairman of the Planning Commission for the year of 2018. The motion carried unanimously.

Mr. Rogosky turned the meeting back over to Mr. Powell at this time.

Vice Chairman

MOTION by Mr. Toaso, seconded by Mr. Block, to appoint Mr. Shane as the Vice Chairman of the Planning Commission for the year of 2018. The motion carried unanimously.

Secretary

MOTION by Mr. Toaso, seconded by Mr. Quinter, to appoint Mr. Block as the Secretary of the Planning Commission for the year of 2018. The motion carried unanimously.

AGENDA

MOTION by Mr. Shane, seconded by Mr. Toaso, to approve the agenda of the January 15th, 2018 Planning Commission meeting. The motion carried unanimously.

MINUTES

MOTION by Mr. Block, seconded by Mr. Shane, the Planning Commission approved the minutes of the November 20th, 2017 meeting. The motion carried unanimously.

APPLICATION FOR REVIEW

MOTION by Mr. Toaso, seconded by Mr. Block, to approve the applications for review: Sketch Plan for Record Rigby/Koch Subdivision and Daniel Boone Homestead. The motion carried unanimously.

NEW BUSINESS

RIGBY/KOCH SUBDIVISION – SKETCH PLAN FOR RECORD

Mr. John Hoffert, of Hoffert Surveyors, was present to represent the Plan and explain to the Commission the intention for the land.

Mr. Hoffert explained that the Plan was originally submitted to the Planning Commission (PC) on November 27, 2017 and that he had received a Review Letter from the Township's Engineer, Great Valley Consultants (GVC), dated December 14th, 2017. He explained that the Commission has seen this Plan at an informal meeting during the December Planning Commission meeting, which did not have a quorum. He had since submitted a Revised Plan, dated December 18, 2017, and had received a Review Letter from GVC dated January 10th, 2018.

Mr. Rogosky reviewed his letter dated January 10, 2018 and stated that there were two actions that needed to be addressed. These were the issues of the Delineation of Wetlands per Section 330-13.F (11). and the dedication of the Ultimate Right-of-Way per Section 330-19.

Mr. Hoffert explained the reasoning behind the subdivision of the land. He stated that a family member wanted to build a house on the northern most lot of the subdivision, Lot 1. Proposed Lot No. 1 is located on the other side of the existing driveway and would not affect existing the creek. He also stated that if a land development plan was eventually submitted for Lot 2, he agreed then that the wetlands should be delineated during the submission. Mr. Hoffert believed that because of the location of Lot 1, this was a valid reason to Waive the Delineation of Wetlands requirement per Section 330-13.F (11).

MOTION by Mr. Shane, seconded by Mr. Quinter, to recommend a waiver from the Delineation of Wetlands per Section 330-13.F (11). The motion carried unanimously.

Mr. Hoffert explained the layout of the tract of land and that the existing Right-of-Way and Ultimate Right-of-Way were included in the Plan.

Mr. Powell asked Mr. Rogosky if the Board of Supervisors has been looking for the dedication for the Ultimate Right-of-Way. Mr. Rogosky explained, yes, in some cases it has been required on the plans to allow for future improvements of the road.

Mr. Toaso raised an issue of planning for the future and looking 20 years down the line.

Mr. Rogosky stated that the Planning Commission can defer this action to the Board of Supervisors.

MOTION by Mr. Toaso, seconded by Mr. Block, to defer a determination of the Ultimate Right-of-Way, per Section 330-19, to the Board of Supervisors. The motion carried unanimously.

Mr. Powell stated that the Planning Commission needs to authorize the signing of the Sewage Planning Module for the project.

MOTION by Mr. Shane, seconded by Mr. Toaso, to authorize the Planning Commission the sign the Sewage Planning Module. The motion carried unanimously.

Mr. Hoffert requested that a conditional approval be given to the Plan based on the Planning Module, Wetland Delineation waiver and decision of the Ultimate the Right-of-Way dedication and the remaining items per GVC review letter dated January 10, 2018.

MINUTES OF JANUARY 15, 2018 PLANNING COMMISSION – PAGE 3 OF 4

MOTION by Mr. Toaso, seconded by Mr. Shane, to recommend Approval of the Sketch Plan of Record based on the Planning Module signing, Wetland Delineation waiver, the decision of the Ultimate Right-of-Way dedication, and the remaining items per GVC review letter dated January 10, 2018. Motion carried unanimously.

DANIEL BOONE HOMESTEAD

Mr. Rogosky stated how the consultants for the project were looking for a waiver from Land Development. He also stated that himself and Will Brugger had met with Mr. Doug Gamber, representative of Raudenbush Engineering, and representatives from the Homestead and Pennsylvania Historic & Museum Commission during early January.

Mr. Rogosky explained the proposed site improvements that were to be implemented on the Daniel Boone Homestead. This included a sanitary sewer force main, replacement of the existing bridge along the access drive, widening of the access drive at the vicinity of Daniel Boone Road and improvements to restroom facilities.

Mr. Rogosky explained his informal review letter of the project which was sent via an email.

Mr. Gamber described to the Planning Commission the scope of the project. Mr. Gamber then explained that pictures were submitted to the Planning Commission. Mr. Gamber requested two exemptions; one from the Act 167 Stormwater Ordinance and the second from a submission of a Land Development Plan to the Township.

Mr. Gamber stated that the project would need to meet PennDOT compliance for the widening of the existing driveway as well as meet DEP compliance for the removal and replacement of the existing bridge. Mr. Gamber also explained that the treatment plant would be replaced by a small underground pump station.

If the exemption criteria could be met for the proposed site improvements, Mr. Rogosky mentioned that DEP mandates compliance for Section 305, 306, and 307 under the Act 167 Stormwater Ordinance, which include water quality, stream bank erosion, and ground water recharge. Mr. Rogosky stated that the Township cannot waive these sections of the Ordinance since the Township is subject to DEP audits for compliance.

Mr. Rogosky wanted to know how the project proposed to connect to the Township sewer in Pineland Road.

Mr. Rogosky recommended to the Planning Commission that a Timber Harvesting Permit be obtained for the installation of the sanitary sewer force main.

Mr. Powell raised a question of the widening of the driveway and asked about sight distance at the intersection. Mr. Rogosky stated that it would be a question for PennDOT: however, the Homestead currently has a HOP permit for the one-way access drive onto Daniel Boone Road.

Mr. Gamber stated that he is willing to work with the Township to meet the needs of everyone.

Mr. Rogosky stated that Mr. Gamber and his associates will need to work with GVC and the Township staff to coordinate the Stormwater issues.

MOTION by Mr. Shane, seconded by Mr. Quinter, to recommend that the clients work with the Township Engineer and Staff on the stormwater issues and other project related site improvements.

MOTION by Mr. Shane, seconded by Mr. Block, to recommend a waiver from the submission Land Development Plans and process and the applicant shall coordinate with the Township Engineer and Staff any necessary approvals for the site improvements.

