

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
June 18, 2018

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, June 18th, 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
Steve Block, Secretary
Lester Toaso
Jeffrey Anderton
Daron O'Donald

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

ABSENT: Robert Quinter

AGENDA

MOTION by Mr. Block, seconded by Mr. Shane, to approve the agenda of the June 18th, 2018 Planning Commission meeting. The motion carried unanimously.

YUKI MORGAN DAYCARE FACILITY – FINAL LDP

Scott Miller, from Stackhouse Bensinger, gave the Commission background to this Land Development Plan.

Mr. Rogosky talked about easement and landscaping information that is currently outstanding.

Mr. Miller asked for Final Recommendation approval with conditions.

Mr. Rogosky stated that there were still a few outstanding items. He addresses comments from the latest Simone Collins letter, he stated that he would work with representatives of Simone Collins on further outstanding issues. Mr. Rogosky also addressed the waivers and defferals that have been granted by the Board of Supervisors.

Mr. Miller addressed outstanding concerns for fire protection.

Mr. Rogosky suggested to recommend a conditional approval based on GVC's review letter, a resubmission of a set of plans, and that no substantial changes were due as cause of PennDOT's review.

MOTION by Mr. Shane, seconded by Mr. Anderton, to recommend to the Board of Supervisors Final Land Development approval of the Yuki Morgan Daycare Facility conditional upon GVC's review letter, a resubmission of a set of final plans, and that no substantial changes are due as cause of PennDOT's review.

3701 & 3703 PERKIOMEN AVE – ZONING VARIANCE

Mr. Brian Clemens, representing the Doctor's office, addressed the Commission and gave a background story for he was seeking a variance.

Mr. Rogosky also provided the Planning Commission some information about the site. He also explains what variance requests have the applicant is seeking.

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Mr. Anderton asked about a yield or a stop sign at the driveway.

Mr. Powell gave a suggestion of a double yellow line adjacent to the additional spaces. There was a discussion of sidewalks and access to the front of buildings.

MOTION by Mr. Toaso, seconded by Mr. Block, to comment to the Board of Supervisors to recommend an approval to the Zoning Hearing Board with suggestions for improved pedestrian access. The motion carried unanimously.

OLD BUSINESS

Medical Marijuana Draft Ordinance

Mr. Brugger stated that the Commission has previously seen this.

Commission members did not have any additional thoughts on it.

Mr. Rogosky stated that this was very strong language and that it would be sufficient for the Township use.

Mr. Shane stated that he supports the draft ordinance.

MOTION by Mr. Shane, seconded by Mr. Toaso, to recommend to the Board of Supervisors approval of the Medical Marijuana Ordinance.

Zoning And SALDO Revisions

Mr. Brugger that the Commission has seen this previously.

Mr. Shane expressed concern over too much requirements for Drive-Thrus.

Mr. Rogosky explained to the Commission the private requirements for curbing.

Mr. Toaso expressed favor for recommending the current version to the Board of Supervisors.

Mr. Powell asked Mr. Rogosky further curbing questions.

Mr. Brugger and Mr. Rogosky discussed land coverage and building area and that these would be looked at shortly by the Administration.

MOTION by Mr. Toaso, seconded by Mr. Shane, to recommend to the Board of Supervisors approval of the Zoning changes.

MOTION by Mr. Block, seconded by Ms. O’Donald, to recommend to the Board of Supervisors approval of the SALDO changes.

ADJOURNMENT

MOTION by, Mr. Toaso to adjourn the June 18th, 2018 meeting of the Exeter Township Planning Commission at 7:53 p.m. Motion carried unanimously.

Respectfully Submitted,



Steve Block
Secretary