

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
August 19th, 2019

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, August 19th, 2019 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. Glen Powell, Chairman, called the meeting to order at 7:04 p.m. followed by the Pledge to the Flag.

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

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

ABSENT:

AGENDA

MOTION by Mr. Anderton, seconded by Mr. Block, to approve the agenda of the August 19th, 2019 Planning Commission meeting. The motion carried unanimously.

MINUTES

MOTION by Mr. Toaso, seconded by Mr. Anderton, to approve the minutes of the May 20th, 2019 and July 15th, 2019 Planning Commission meetings. The motion carried unanimously.

APPLICATION FOR REVIEW

MOTION by Mr. Toaso, seconded by Ms. O'Donald, to approve the following application for review; Sketch Plan of Record for Church Lane Estates, Preliminary Plan for Shelbourne Square/McDonalds, and Preliminary Plan for 4575 Perkiomen Ave/ Martin Appliance. The motion carried unanimously.

NEW BUSINESS

Shelbourne Square / McDonald's – Preliminary Plan

Mr. Scott Miller, of Stackhouse Bensinger Inc., was present to explain the plan. He explained it as basically a natural subdivision. Mr. Joe Rogosky clarified his explanation for the Commission.

Mr. Miller stated that he was going to be requesting a waiver to submit the plan as a Preliminary/Final plan. He reviewed GVC's letter dated August 16, 2019.

Mr. Rogosky explained that the applicant would need to submit the required information on the streambank and floodplain delineation.

Mr. Powell questioned whether the Board of Supervisors would request the Ultimate Right-of-Way dedication. Mr Rogosky explained that the Board would likely request this.

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Mr. Powell also questioned about an access easement to the site. Mr. Miller stated that there was currently an easement in place and that it will be clarified on a revision.

MOTION by Mr. Toaso, seconded by Mr. Mell, to recommend to the Board of Supervisors a waiver from plan submission procedure in order to submit as a Preliminary/Final plan submission, conditional upon satisfying other review comments in the August 16, 2019 GVC letter and coming back before the Planning Commission for further review. The motion carried unanimously.

4575 Perkiomen Ave / Martin Appliance – Preliminary Plan

Jeff and Paul Landis, representing L.E.M.B., and Steve Bensinger, from Stackhouse Bensinger Inc., were present to explain the plan.

Mr. Bensinger stated that he was going to be requesting a waiver from Water Resource Study, per Section 330.48.G. The site is supplied by an onsite well and connected to public sanitary sewer. He also explains the other waivers he is requesting.

MOTION by Mr. Block, seconded by Ms. O'Donald, to recommend to the Board of Supervisors a waiver from the Water Resource Study requirement, 330-48.G.. The motion carried unanimously.

MOTION by Mr. Toaso, seconded by Mr. Anderton, to recommend to the Board of Supervisors a waiver from a traffic study per Section 330-47A(3). The motion carried unanimously.

Mr. Bensinger stated that their office will work with Great Valley Consultants to address outstanding Fire Safety concerns.

Mr. Bensinger also stated that the Sunoco pipeline would have to be relocated and that would influence dedication of the Ultimate Right-of-Way to the Township along Perkiomen Ave. He also raised the question on whether the Township would be requesting sidewalk be installed. Township staff will have to clarify this.

Mr. Bensinger addressed Simone Collins review letter dated August 15, 2019. Mr. Rogosky stated that he and Township staff will address the letter as well and come to an understanding with Simone Collins.

Mr. Bensinger asked the Planning Commission for Preliminary Plan approval . The Commission felt that there was still too many outstanding issues for grant the approval. Mr. Bensinger stated that he would most likely submit a waiver request for Preliminary/Final plan submission review during September.

Mr. Rogosly asked the applicant about rear access to the property from the shopping center. Mr. Paul Landis stated that he would be tabling that idea for now.

Church Lane Estates – Sketch Plan of Record

Dan Laudenslayer, representing the applicant and Tarson LLC, was present to explain the subdivision plan.

He stated that the proposed plan is to create two lots and that the three lot subdivision had been withdrawn. He said that percolation test had been conducted on the site and are marked on the plan.

Mr. Laudenslayer asked if the Township would require dedication of the Ultimate Right-of-Way. Mr. Brugger stated that the Township would most likely require this dedication but would confirm.

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Mr. Rogosky questioned wetlands on the site and stated that the plan would need to have a certification that no wetlands were present. Mr. Laudenslayer agreed and said he would have it certified and a report.

Mr. Laudenslayer asked about monumnets being required along the perimeter of the site. Mr. Rogosky stated that monumnets would be required but the Township would be willing to cooperate on the issue.

MOTION by Mr. Toaso, seconded by Mr. Anderton, to recommend to the Board of Supervisors approval of the Sketch Plan of Record, conditional upon meeting the requirements for monuments, dedication of the Ultimate Right-of-Way, and certification of wetlands report. The motion carried unanimously.

MOTION by Mr. Block, seconded by Mr. Toaso, to authorize a representative of the Planning Commission to sign the DEP Planning Module Review to be submitted to DEP. The motion carried unanimously.

Short Term Lodging

Mr. Brugger explains the proposed ordinance to the Planning Commission. He stated the zoning districts that the use would be permitted in as well as the time periods for rentals.

Mr. Anderton stated that he would like to see a longer “lease” period to accommodate for full homes for family style rentals. Mr. Anderton also stated that he would like to see additional zoning districts included in the permitted areas. He also questioned what would happen to current uses already in operation.

Mr. Keith Fritz, who lives at 40 Stephanie Dr, voiced his concerns with AirBNBs and short term lodging facilities. He stated that the AirBNB uses have not necessarily been a problem but a nuisance. He cited lights from open car doors and headlights as an example. He was also concerned about uses that would be “grandfathered”.

Dave Hurlbrink, who lives at 12 Longview Dr, echoed Mr. Fritz’s comments. He thanked the Planning Commission and Board of Supervisors for addressing the issues.

Mr. Brugger stated that this ordinance would come back before the Commission with any comments from the County and revisions.

OLD BUSINESS

Solar Ordinance

Mr. Powell explained this ordinance to the Planning Commission. The only revision since the last time it was before the Commission was the disconnect switch to be located on the outside of the building.

MOTION by Mr. Mell, seconded by Mr. Block, to recommend the Board of Supervisors adopt the proposed Solar Ordinance language. The motion carried unanimously.

OTHER

Ms. Michelle Mayfield, representing the Lausdeman Minor 2 Subdivision plan, was present to ask for clarification on a plan note from the 1992 Laudeman Subdivision plan.

ADJOURNMENT

MOTION by Mr. Toaso to adjourn the August 19th, 2019 meeting of the Exeter Township Planning Commission at 8:20 p.m. Motion carried unanimously.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Steven Block". The signature is written in a cursive style with a long, sweeping underline.

Steven Block
Secretary