

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
September 16th, 2019

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, September 16th, 2019 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
Lester Toaso, Vice Chairman
Steve Block, Secretary
Jeffrey Anderton
Jason Mell

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

ABSENT: Bonnie Hafer
Daron O'Donald

AGENDA

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

MINUTES

MOTION by Mr. Toaso, seconded by Mr. Block, to approve the minutes of the August 19th, 2019 Planning Commission meeting, with a spelling correction to "Supervisors" on page three. The motion carried unanimously.

NEW BUSINESS

Laudeman Minor Subdivision 2 – Sketch Plan of Record

Mr. Joe Rogosky explains the subdivision plan and why this was the first time the Planning Commission (PC) was seeing it. He also briefly explained the original Laudeman Subdivision plan submission during 1992 and the few discussions had with the current Solicitor on possible issues.

Mr. Rogosky explained to the PC SALDO regulations governing access from a private street accessing a public street and the requirements if more than three residential properties would want to use the private driveway for access. Mr. Rogosky referenced Section 330-17.G. during his explanation.

Mr. Rogosky stated that wetland studies still needed to be conducted to date, per Section 330-48. He also stated that the Applicant will go before the Zoning Hearing Board to seek a variance from Steep Slopes regulations within the Zoning Ordinance.

Mr. Anderton questioned if the barn that is currently on the property was being used as a residence. Mr. Rogosky stated that to the Township's knowledge the barn was not being used as a residence.

Mr. Rogosky stated that if the barn would become a residence a DEP Planning Module application would have to be completed and submitted for review. He stated that this would also be the fourth residential dwelling accessing the private driveway and the applicant would be forced to improve the driveway to Township street standards.

Mr. Raymond Faller, of 571 Church Lane, was present to state that he is concerned with activities at this location and that the applicant has possibly created a residence out of the "candle shop" illegally. He stated that the 'candle shop' is now an apartment.

Mr. Rogosky and Mr. Brugger stated that Township staff will look into the issue.

Church Lane Estates – Sketch Plan of Record

Mr. Rogosky stated that both the applicant and the engineer could not make it to the meeting.

Mr. Rogosky stated that the applicant in the near future will be seeking waivers for the installation of monuments along the property boundaries and for the dedication of Ultimate Right of Way.

Mr. Rogosky reviewed the GVC letter dated September 12th, 2019.

Short Term Lodging

Mr. Brugger explained the proposed ordinance to the Planning Commission.

Mr. Jason Mell questioned the need for the Highway Commercial zoning district to be included in the language.

Mr. Anderton stated that he would check with the solicitor about the need for language to be included to protect “long term lodging”. He expressed concerns with residents not being able to make money of their property if they had to move quickly.

Mr. Powell asked for language that would address parking concerns.

Ms. Janet Hurlbrink, who lives at 12 Longview Dr., expressed concern about allowing this type of lodging facility within residentially zoned districts.

Mr. Keith Fritz, who lives at 40 Stephanie Dr, brought to the Township’s attention the issue of “No Parking” signs located on Stephanie, Stacy, and Kindsey Hill already. He stated that he had a hostile interaction with police when he questioned the enforcement of said signs. He stated that the signs do not appear to be in ordinance form, which makes them hard to enforce.

Mr. Powell raised issues with the lack of Life and Fire Safety language in the proposed ordinance.

Ms. Hurlbrink stated she was in favor of limiting the number of vehicles and people that could use a property, she would also like to see restrictions on noise, trash/recycling language, and additional taxes imposed on the properties.

ADJOURNMENT

MOTION by Mr. Anderton to adjourn the September 16th, 2019 meeting of the Exeter Township Planning Commission at 8:00 p.m. Motion carried unanimously.

Respectfully Submitted,



Steven Block
Secretary