

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
May 21, 2018

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, May 21st, 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
Steve Block, Secretary
Lester Toaso
Bob Quinter
Jeffrey Anderton
Daron O'Donald

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

ABSENT: Gary Shane

AGENDA

MOTION by Mr. Toaso, seconded by Mr. Block, to approve the agenda of the May 21st, 2018 Planning Commission meeting. The motion carried unanimously.

MINUTES

MOTION by Mr. Block, seconded by Mr. Toaso, the Planning Commission approved the minutes of the March 19th, 2018 and April 16th, 2018 meetings. The motion carried unanimously.

APPLICATION FOR REVIEW

MOTION by Mr. Quinter, seconded by Mr. Anderton, to approve the application for review: Final Land Development Plan for the Yuki Morgan Daycare Facility. The motion carried unanimously.

YUKI MORGAN DAYCARE FACILITY – FINAL LDP

Scott Miller, from Stackhouse Bensinger, stated that the Commission has seen this plan throughout 2018. Mr. Miller stated that he hasn't yet submitted Highway Occupancy Plan. He also stated that he hoped he would get review back from PennDOT in about 2 weeks.

Mr. Rogosky asked Mr. Miller to include the deferrals and waivers on the Final Plan.

Mr. Simone, Simone Collins Landscape Architects, stated that his review would be forth-coming.

Mr. Rogosky reviewed comments in his letter. He also stated the he would need to talk to Mr. Naugle of GVC regarding the Lighting Plan.

Mr. Powell stated that he would like to see the HOP Permit before Planning Commission recommendation for approval. He said to come back for the June Planning Commission meeting, hopefully with the HOP Permit.

3308 PERKIOMEN AVE – ZONING VARIANCE

Mr. Brugger explains to the Planning Commission what the applicant is looking for in the variance.

Mr. Simone asked about a no impact business use. Mr. Rogosky explained that the proposed use was not to include a residence.

Mr. Rogosky explains the options to the Commission.

Mr. Anderton and Mr. Quinter expressed concerns over the available parking.

MOTION by Mr. Block, seconded by Mr. Quinter, to comment to the Board of Supervisors to recommend a denial to the Zoning Hearing Board stating concerns with parking. The motion carried unanimously.

320 CHURCH LANE – ZONING VARIANCE

Mr. Brugger explains to the Planning Commission what the applicant is looking for in the variance.

Mr. Rogosky explains the setbacks and regulations for that zoning district.

Mr. Powell asked if the applicant proved that there was a hardship.

MOTION by Mr. Block, seconded by Mr. Anderton, to comment to the Board of Supervisors “no comment” on the request. The motion carried unanimously.

OLD BUSINESS

NVO DISTRICT

Mr. Simone explains what his role is for the Township.

Mr. Simone explains that the Neighborhood Village Overlay is for properties at intersections and next to commercial areas. It is proposed that these locations can have two proposed uses.

Mr. Quinter suggested that this could reduce traffic on Perkiomen Ave.

Mr. Simone stated that this would be a conditional use which would need to go before the Board of Supervisors for approval. Mr. Simone stated he would want to call out the commercial districts.

A question of lighting was asked. Mr. Simone stated that the conditional approval process would address this issue.

MOTION by Mr. Quinter, seconded by Mr. Toaso, to recommend to the Board of Supervisors the Neighborhood Village Overlay district conditional upon calling out the specific commercial districts. The motion carried unanimously.

TCD, HC, FI Rezoning

Mr. Simone explains to the new members on the Commission the reasoning behind the rezoning along the 422 corridor. He stated that this will contribute to more green area and better SALDO controls. The next step would be placing overlays for height and mixed use in the Township Commons district.

Mr. Rogosky explains that the content is still the same with only a few minor changes.

