

MINUTES
EXETER TOWNSHIP BOARD OF SUPERVISORS
PUBLIC HEARING-AN ORDINANCE OF THE TOWNSHIP OF EXETER, BERKS
COUNTY, PENNSYLVANIA: AMENDING THE TOWNSHIP OF EXETER ZONING
ORDINANCE WHICH IS CODIFIED IN CHAPTER 390 OF THE EXETER TOWNSHIP
CODE, BY REVISING THE DEFINITION OF THE TERMS "ANIMAL HUSBANDRY"
"RURAL BUSINESS" & "RURAL FARM MARKET"; AS WELL AS AMENDING
PROVISIONS GOVERNING EXISTING PRINCIPAL AND ACCESSORY BUILDING
EXCEPTIONS, THE AGRICULTURAL PRESERVATION (AP) AND RESTRICTED
OFFICE COMMERCIAL (ROC) ZONING DISTRICTS.
AUGUST 12, 2013

The Exeter Township Board of Supervisors held a Public Hearing for comments on the proposed Zoning Ordinance amendments on Monday, August 12, 2013, at the Township Hall, 4975 DeMoss Road, Reading, Berks County, Pennsylvania. Donald R. Wilson, Chairman called the Meeting to order at 6:45 P.M., with the following in attendance:

SUPERVISORS

Donald R. Wilson, Chairman
Gary E. Lloyd, Vice Chairman
Dona L. Starr
Kenneth A. Smith

OTHERS IN ATTENDANCE

Troy S. Bingaman, Township Manager
Andrew J. Bellwoar, Esquire, Solicitor
Joseph P. Rogosky, PE. Twp. Engineer

Absent from the Meeting was Supervisor Jeff Bukowski

Andrew J. Bellwoar, of Siana, Bellwoar & McAndrews LLP, Township Solicitor, stated the purpose of the meeting was to take comments on proposed Zoning Ordinance Amendments. He stated the proposed ordinance had been advertised, and had been reviewed by the Township Planning Commission and the Berks County Planning Commission with letters and information available for public view. He stated once the comment period concluded, the Public Hearing would end and the Board of Supervisors would consider the amendments during the regular meeting that was to follow. He asked the Chairman to begin entertaining comments from the public.

Tom Howell, P.O. Box 4635, stated at the last meeting Louise Swartley brought up the grocery store and Mr. Wilson brought up the Jacksonwald store as an example. He stated, "Grangers, the White House Market that used to be up where the Auto Zone is, and, we also had an Acme, an A&P and we have a Giant. At those grocery stores the following items were sometimes sold and additional items were sold. Condoms, K-Y Jelly for sexual intercourse, tobacco, lottery tickets, gasoline, men's magazines, woman's magazines and a whole host of items that someone could find in what they would consider grocery stores throughout Pennsylvania...I believe

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Mr. Wilson said they were doing this so the farmers could make a little bit more money. Well, you know, if the farmer can erect a building and sell men's magazines and all the other items, and sex tapes and all the other stuff that goes along, and he makes more money than what you anticipate he is going to sell, there is, in my opinion, going to be some sort of legal problem for the township. The other thing that was discussed was allowing people to go back to when they purchased the property. I think it was Cheryl Franckowiak that mentioned some people were complaining about this. Nobody mentioned who that was. Originally home businesses were only in the home building, and somewhere along the line, businesses were in out buildings, too, which certainly helped some people. That's all the comments I have."

Louise Swartley, 31 Troxel Road, stated, "As I reviewed what was on-line again I had requested it had be put in black and white, the definition of grocery store and I have not seen anything of that with the proposal that is being presented tonight. So, in fairness, I think it should be in black and white if that goes through. I stated in the past I have asked that grocery store be taken out of AP zone. Also, obtained through the Troy, in a copy of the letter received from the Berks County Planning, item #7 says, 'As proposed in Section 390-12 D.5 grocery stores can have a sales area of more than 2,000 square feet which will require parking as well as truck delivery services which detract from the AP district intent. This is not consistent with the intent of the district. It is suggested that Section D.5 be deleted or contain restrictions that would allow uses more in line with the intent of the AP District.' And I must agree, it is not conducive to the AP zoning. Again, where is the vision for that zoning? Progress? Progress can stand for a vision of preserving the AP zoning for the future of the residents and the township. Again, I am asking that you reconsider the grocery store in the wording for the revised AP, and take it out, as stated, it is not conducive to zoning in that area."

There were no further comments either from the public or from the Board. Mr. Wilson asked if a change in the wording as suggested could be made this evening and a vote on the zoning could go forward. The Solicitor stated removing a term such as grocery store would be considered a substantial change, and the ordinance would have to be re-advertised before a vote could be taken by the Board.

Hearing no other comments, Mr. Wilson closed the Public Hearing at 6:53 P.M.


Troy S. Binyaman, Sec.

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