

**MINUTES**  
**EXETER TOWNSHIP PLANNING COMMISSION MEETING**  
**October 15<sup>th</sup>, 2018**

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, October 15<sup>th</sup>, 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  
Lester Toaso  
Robert Quinter  
Jeffrey Anderton  
Daron O'Donald

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

**ABSENT:** Steve Block

**AGENDA**

**MOTION** by Mr. Shane, seconded by Mr. Toaso, to approve the agenda of the October 15<sup>th</sup>, 2018 Planning Commission meeting. The motion carried unanimously.

**NEW BUSINESS**

**Dimensional Variance – 117 Old Friendsburg Rd**

Mr. Leon Perez, owner of 117 Old Friendsburg Rd, was present to explain to the Commission what he was requesting. He stated that he would like to build a 20x24 pole building. He also stated what dimensional variances he was looking for at the property.

Mr. Powell stated that he was concerned with the distance from the side lot line. Mr. Powell also asked about the amount of building coverage currently used and the proposed total coverage.

Questions were asked by various Commission members about the size of the lot, the neighboring fence, and the placement of the building.

**MOTION** by Mr. Toaso, seconded by Mr. Anderton, to recommend to the Board of Supervisors a recommendation of granting a dimension variance for a 4 foot setback from the side yard line as well as the requested front yard setback, conditional upon the owner being able to state the current lot coverage. The motion carried unanimously.

**Dimensional Variance – 2 Oak St**

Mr. Rogosky explained to the Commission that the current owner of the property, who was not present, wanted to buy the adjacent lot and consolidate the two. He explained the dimensional variance needed and what was proposed to be built.

Mr. Shane asked if the sales agreement of the adjacent parcel was contingent upon the variance being granted. Mr. Brugger stated that is was.

**MOTION** by Mr. Shane, seconded by Mr. Quinter, to recommend to the Board of Supervisors a recommendation of no comment based on lack of information at this time . The motion carried unanimously.

**OLD BUSINESS**

**Revised Medical Marijuana**

Mr. Powell explained that the Commission is seeing this again because the Flex Industrial District was not included in the districts.

Mr. Brugger explained that the ordinances will be before the Board on the same night and that he felt the Flex Industrial would be adopted.

**MOTION** by Mr. Quinter, seconded by Mr. Toaso, to recommend to the Board of Supervisors advertisement of the Medical Marijuana Ordinance. The motion carried unanimously.

**OTHER**

**Informal Discussion – Exeter Golf Club Estates Ph. 6**

Ms. Joan London, of Kozloff Stoudt, and Brandon Jones, current property owner of parcels within the Exeter Golf Club Estates, wanted to have an informal discussion about phase 6 of the Exeter Golf Club Estates project.

Ms. London stated that the approved land development plan called for a three lot subdivision at this location. It is to include a private lane. She asked for feedback on expanding the driveway terminous and allowing for a fourth proposed lot. She had stated that Spatz Lane is not in good condition, this is why they are looking for access to the fourth lot from the private lane.

Mr. Jones explained the current site conditions and Spatz Lane to the Commission.

Mr. Quinter asked that the party check if there are any current deed restrictions or open space agreements on the properties in question.

Ms. London will be asking for a waiver from Section 330-17G, to allow four lots on a private drive.

Mr. Shane asked that the party submit a formal plan to the Township.

**PUBLIC COMMENT**

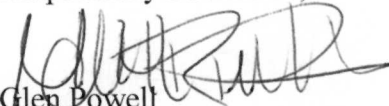
- Justin Istenes, resident at 7 Bowes Ln, expressed concerns over AirBnbs in the Township especially in residential neighborhoods.

Mr. Brugger and Mr. Rogosky stated that the Township staff and Board are currently looking into the issue of AirBnbs and will be proposing language in the future to the Commission for regulating it.

**ADJOURNMENT**

**MOTION** by Mr. Toaso to adjourn the October 15<sup>th</sup>, 2018 meeting of the Exeter Township Planning Commission at 8:16 p.m. Motion carried unanimously.

Respectfully Submitted,



Glen Powell  
Chairman