

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
October 21st, 2019

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, October 21st, 2019 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. Glen Powell, Chairman, called the meeting to order at 7:02 p.m. followed by the Pledge to the Flag.

COMMISSION MEMBERS: Glen Powell, Chairman
Lester Toaso, Vice Chairman
Jeffrey Anderton
Jason Mell
Bonnie Hafer

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

ABSENT: Steve Block
Daron O'Donald

AGENDA

MOTION by Mr. Anderton, seconded by Mr. Toaso, to approve the agenda of the October 21st, 2019 Planning Commission meeting. The motion carried unanimously.

MINUTES

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

APPLICATIONS FOR REVIEW

MOTION by Mr. Toaso, seconded by Ms. Hafer, to approve the following applications for review; Final Plan Submission – Exeter Township Retail, Final Plan Submission – 35 W 47th Street (Mama's Pizza), and Sketch Plan Submission – Sterner Subdivision. The motion carried unanimously.

OLD BUSINESS

Exeter Township Retail – Final Plan

Ms. Kestra Kelly, from BL Companies, and Justin Mandel, from Aspen Hill Partners LLC, were present to represent the applicant and explain the project.

Mr. Rogosky reviewed his GVC letter dated September 30, 2019.

Ms. Kelly stated that the applicant is currently working with PA American to work out issues concerning the water service.

Mr. Rogosky stated that the applicant will work with Simone Collins on the the Simone Collins review letter dated October 3, 2019. The applicant agreed to address all outstanding comments.

Mr. Rogosky suggested relocating and installing additional sidewalk along the east side of the property, in order to satisfy one of Simone Collins' review comments. Mr. Powell agreed with Mr. Rogosky's recommendation. A brief discussion was had with the applicant explaining what the Planning Commission was looking for. Ms. Kelly suggested that the additional sidewalk be shown on the plan and a recommendation for a deferment of that section of sidewalk be given. The Planning Commission agreed to this.

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Mr. Rogosky thanked the applicant for the revised loading area at the rear of the property. He also talked about the installation of a four-way stop sign at the south eastern corner of the property bordering with the Boscovs site.

Mr. Powell asked the applicant if they would be willing to install two additional stop signs with stop bars. Mr. Mandel agreed to pay for 2 additional stop signs and stop bars at the intersection.

MOTION by Mr. Toaso, seconded by Mr. Anderton, to recommend to the Board of Supervisors Conditional Final Plan Approval contingent upon meeting requirements for water and sewer capacity, verifying the cost for the correct landscaping escrow amount, adding the eastern sidewalk to the plan, and placing a note on the plan for the installation of the stop signs and stop bars at the rear intersection of the property. Motion carried unanimously.

35 W 47th Street (Mama’s Pizza) – Final Plan Approval

Mr. Steve Bensinger, from Stackhouse Bensinger Inc, and Mr. Vince DiStefano, applicant, were present to explain the plan to the Commission.

Mr. Rogosky reviewed comments from his GVC letter dated October 17, 2019. He stated that the applicant will need to enter into an Improvements Agreement, an Operation and Maintenance Agreement, and make the contribution to the stormwater fund.

Mr. Bensinger stated that the applicant would be willing to install a sprinkler system in the proposed building if needed but the plan is to try to install a firewall instead.

Mr. Bensinger reviewed Simone Collins’ review letter dated October 17, 2019. He stated that a lot of the comments are recommendations. He also stated that the applicant prefers minimal landscaping for safety reasons. The Planning Commission agreed to recommend that the applicant install what they would like in the “landscaping area” as indicated on the plan. Mr. Brugger stated that Township staff will have a conversation with Simone Collins to work out outstanding comments.

Mr. Powell stated that he would like to see a sidewalk connecting the parking lot sidewalk to Oak Parkway. The applicant agreed to place that sidewalk on the plan.

Mr. Rogosky questioned the maintenance of the private alley at the northern border of the property. Mr. DiStefano stated he could maintain up to the entrance of his parking lot there.

Mr. Mell questioned the signage on the outside of the building.

MOTION by Mr. Mell, seconded by Mr. Anderton, to recommend to the Board of Supervisors a Conditional Final Plan Approval, contingent upon the sidewalk between the parking lot and Oak Parkway being added and addressing comments from Simone Collins’ review letter. Motion carried unanimously.

Church Lane Estates – Sketch Plan of Record

Ms. Lara O’Connell and Mr. Sean O’Connell were present to explain and review the subdivision.

Mr. Rogosky addressed outstanding issues concerning the installation of monuments and the dedication of Right-of-Way. He also stated that he felt the proposed plan for the installation of reduced number of monuments from Mr. Laudenslayer would be satisfactory.

MOTION by Mr. Toaso, seconded by Mr. Anderton, to recommend to the Board of Supervisors granting a waiver for the installation of a reduced number of monuments around the property boundary per the Township Engineer’s approval. Motion carried unanimously.

Mr. Rogosky explained to the Planning Commission that the Township has been in the practice of requiring the dedication of Ultimate Right-of-Way during projects for future road or safety projects. Ms. O'Donnell was opposed to the dedication of additional Right-of-Way.

A vote was had to make a motion to the Board of Supervisors recommending the waiver that was requested in the applicant's October 4, 2019 waiver request letter to the Commission. No members of the Commission made a motion.

MOTION by Mr. Toaso, seconded by Mr. Mell, to recommend to the Board of Supervisors not granting the waiver request sought by the applicant for the dedication of the Ultimate Right-of-Way. Motion carried unanimously.

Sterner Subdivision – Sketch Plan of Record

Mr. Rogosky explained the subdivision plan to the Commission. He stated that this is currently a pre-existing non-conforming lot with 2 houses on one lot. He also stated that the applicant would be looking to install a second driveway on the property.

Mr. Rogosky reviewed his GVC letter dated October 18th, 2019. He stated that a wetland deliniation would be needed for the additional driveway. Mr. Rogosky reviewed the other outstanding issues contained within the review letter.

Mr. Powell stated that there are many outstanding issues that need to be addressed and that he would like to see the plan back before the Commission with revisions during the November meeting.

Ronald Reddy Subdivision – Sketch Plan

Christopher Falencki, from McCarthy Engineering, was present representating the applicant.

Mr. Falencki stated that the property is about 19 acres and the applicant wishes to subdivide into three lots. He stated that there is currently a wetlands deliniation study being conducted. He also stated that if three lots are feasible then the applicant will seek three but is also willing to create two.

Mr. Rogosky stated that he has reviewed the plan as a sketch plan and that he produced a GVC review letter dated October 17, 2019. He spoke about a provision in the SALDO in which the plan could be considered a Brief Subdivision under 330-11.B. He went on to review the rest of his review letter.

Mr. Falencki stated that the site would likely meet the site distance criteria for the driveway entrance but will need to proceed through PennDOT for approval of a driveway permit.

Mr. Falencki stated that the applicant would most likely need to install a bridge on the property per Township ordinance. He also stated that there is an existing driveway on the property but PennDOT had installed a guiderail in front of it.

Mr. Rogosky stated that staff has the ability to look into when the sewer line, that traverses the property, was installed or replaced.

Mr. Powell questioned easements and maintenance agreements between property owners who use the driveway.

Mr. Fralencki stated that the PDNI study that was conducted had no hits on threatened or endangered species. He then stated that he will talk with the applicant after the wetland study and likely be back in front of the Commission.

Short Term Lodging

Mr. Brugger explained the proposed ordinance and the changes that have been made, per PC recommendations, since it was last presented to the Planning Commission.

Ms. Janet Hurlbrink, who lives at 12 Longview Dr., expressed concern about the facilities.

Mr. Keith Fritz, who lives at 40 Stephanie Dr, stated that there is a neighbor who does not go through a formal website but is still renting the house out, bypassing the rules. Mr. Fritz addressed a letter dated October 3, 2018 which was incorrectly mailed to a neighboring property, believed to be operating a short term rental facility.

Mr. Powell questioned if long term lodging would be affected. Mr. Anderton stated that he believed it was addressed through the definition of transient.

Mr. Anderton stated that he believed this version was specific and enforceable to go before the Board of Supervisors.

MOTION by Ms. Hafer, seconded by Mr. Anderton, to recommend the proposed ordinance to the Board of Supervisors in order to advertise it for a public hearing. Motion carried unanimously.

NEW BUSINESS

Laudeman Minor Subdivision 2 – Variance Request

Mr. Rogosky explains to the Commission what the steep slopes ordinance, Section 390-48, regulates. He also stated that in the past it has been practice of the Planning Commission and the Board of Supervisors to enforce the the steep slopes ordinance. He explained to the Commission how the ordinance affects subdivisions and landdevelopment submissions.

Mr. Rogosky stated that the applicant has not provided the calculations of for steep slopes.

The Commission questioned why the labeled “candle shop” being used as an apartment. Mr. Brugger stated that he would look into this.

Mr. Powell stated that the Commission had three options; recommended granting the variance request, no opinion, or recommending a denial of the variance request.

Mr. Anderton stated that there are too many outstanding questions to be able to recommend approval. He also questioned the use of the barn on the property. Mr. Rogosky stated that the applicant has stated there would be no change in the use of the barn. Mr. Anderton stated there seemed to be uncertainty to the uses of the property. The Commission agreed with that statement.

MOTION by Mr. Toaso, seconded by Mr. Mell, to recommend not recommending the variance request from the steep slopes ordinance, per Section 390-48. Mr. Powell abstains. Motion carries.

5223 Broad Street – Variance Request

Mr. Brugger explains to the Commission what the applicant is looking to do with the property. He stated that the applicant owns both adjacent parcels and would like to annex the driveway on to the corner property. He also stated that the lot is currently a pre-existing non-conforming lot.

Mr. Powell stated that he did not see how this was a hardship to the applicant.

Mr. Anderton stated that he understood there was no hardship but did not see an issue.

MOTION by Mr. Mell, seconded by Ms. Hafer, to recommend providing a no comment / no position opinion. Mr. Anderton was opposed. Motion carries.

Water Services Document for Mt. Penn Borough

Mr. Powell explains to the Commission that this is a letter of support for a loan by the Borough for an already completed project.

MOTION by Mr. Toaso, seconded by Mr. Mell, to authorize the Chairman of the Planning Commission to sign the letter of support. Motion carried unanimously.

Township Commons Zoning Overlay discussion

Mr. Brugger explains that staff have been working on drafting an overlay zoning district for the Township Commons zone. He explains that this is the first time the Commission is seeing it and would appreciate comments over the next month.

ADJOURNMENT

MOTION by Mr. Toaso, seconded by Mr. Anderton, to adjourn the October 21st, 2019 meeting of the Exeter Township Planning Commission at 9:22 p.m. Motion carried unanimously.

Respectfully Submitted,



Steven Block
Secretary