

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
THURSDAY, JANUARY 3, 2002

The Regular Meeting of the Exeter Township Planning Commission was held on Thursday, January 3, 2002 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. Jack Bittig, Vice-chairman called the meeting to order at 7:30 p.m.

COMMISSION MEMBERS: John W. Bittig, Vice Chairman
John F. Ruff, Secretary
Paul L. Schwartz
J. D. Krafczek
Dottie Geiger
Laurie Elliot

OTHERS IN ATTENDANCE: John C. Theisen, P.E., Township Engineer
Craig Peifer, GVC Consulting Engineer
Pattie Geise, PC Secretary

ABSENT: Donald R. Wilson, Chairman

1. MINUTES

MOTION BY Mrs. Geiger, seconded by Mr. Ruff to approve the minutes of the December 6, 2001 Planning Commission meeting as written. The motion carried unanimously.

The following business was discussed:

2. HIMMELREICH SUBDIVISION – SKETCH PLAN FOR RECORD - John Hoffert

John C. Theisen reviewed the Himmelreich Subdivision (reference letter dated October 31, 2001).

The Himmelreich Subdivision is located on Hartman Road just north of Sadowski Drive. This is a proposed 2-lot subdivision in a Rural Conservation District with on-site water and sewer, which is presently vacant woodland.

Mr. Hoffert is requesting two waivers:

Section 5.80 - regarding a slight increase in storm water runoff from the premises.

Section 5.514 - for depth-to-width ratio from both lots.

Mr. Hoffert explained that the plans were not sign and notarized due to Mrs. Himmelreich's illness and he was not sure when she would be capable of signing them.

Mr. Hoffert stated that they had approval from DEP (Exemption from Sewage Facilities Planning).

MOTION BY Mr. Schwartz, seconded by Mr. Ruff to recommend the BOS grant a waiver for the storm water retention due to the slight increase in runoff.

MOTION BY Mr. Schwartz, seconded by Mr. Krafczek to recommend the BOS grant a waiver for the depth-to-width ratio due to the lot already being non-conforming.

MOTION BY Mr. Ruff, seconded by Mr. Schwartz to recommend the Board of Supervisors approve the Himmelreich Subdivision pending signatures.

3. PATHFINDER MEADOWS SECTION 2

- Brian Boyer

GVC reviewed the Pathfinder Meadows Section 2 Preliminary Plan (reference letter dated December 31, 2001).

The proposed 93-lot subdivision is located on the northeastern side of Schoffers Road, opposite Pennsylvania Avenue.

Mr. Boyer stated that they are going to annex 3 small parcels:

- ① to the Universal Rifle Club.
- ② for the detention pond
- ③ to the Township or to the Patt Farm.

They are proposing an 8' sound barrier wall constructed of 2 ½" concrete. Mr. Boyer stated that the maintenance would be the responsibility of the Universal Rifle Club (property owner). The wall will maintain an opening at the bottom (for any flooding) to keep water flowing. There will be reinforcing bars to the ground for security.

There was extensive discussion regarding the wetland and the stream. A representative from the University Rifle Club expressed concerns about impeding the outflow of the stream. The safety/sound barrier wall will be reverted to the individual property owner. The University Rifle Club would only maintain the open water way.

The proposed subdivision is located in the Medium Density Residential (MDR) and the Rural (R) Zoning District. It's the only tract east of Schoffers Road zoned MDR.

The Environmental Assessment Statement will be updated.

The developer should prepare a plan showing the location of all trees with a diameter of six inches or greater within the front yard and indicate whether it will remain or be removed based on construction for preservation of the trees.

PATHFINDER MEADOWS SECTION 2 CONTINUED

The plan proposes to dedicate Lots B and C to the Township. Lot B contains the proposed detention basin and Lot C is a small residue parcel on the southern side of Bent Brook Lane at its intersection with Schoffers Road. The Township should decide if it desires to take dedication of these parcels.

Schoffers Road should be considered a collector street and have a 60-foot right-of-way because of the steep slopes and a 36-foot cartway. Mr. Schwartz stated that they should reserve as much right-of-way and cartway width as possible.

Mr. Boyer stated that the sight distance requirements of PennDOT would be taken care of.

Mr. Boyer will submit a formal request letter for the depth to width ratios.

A letter from Citizen's Utilities will be provided for adequate water capacity, flow and pressure to service the proposed subdivision.

Recreational and open space needs to be discussed between the Township and the Developer.

Mr. Boyer stated that he would meet with Fire Marshal Francis and Citizens' Utilities about the construction of fire cisterns.

4. HUFF/ENCHANTED ACRES – SPECIAL EXCEPTION

- Kelley Huff
- Jeff Bean

This is a 13.5-acres of land located at 5560 Boyertown Pike in a Rural Zoning District is a two-story colonial farm house, another smaller house, a driveway and a barn with a fenced pasture. The current record owner utilizes the property as a residence.

They propose to create a recreational area to include, but not limited to, a playground, picnic ground, horse riding trail, hiking trail, fishing and a family and entertainment center to include pre-school field trips, children activities, boy/girl scout trips, birthday parties and obstacles course. Baked goods and coffee will also be available to be consumed solely by persons utilizing the premises. The charging of admission and sale of refreshments and the rental or sale of any athletic equipment will be clearly accessory to and incidental to the permitted recreation use. All of the proposed use is permitted under Section 402.3.C. and Section 607 of the Zoning Ordinance by special exception as a recreation use.

HUFF/ENCHANTED ACRES CONTINUED

Mrs. Geiger asked if there would be any recreation such as dirt bikes, four wheelers and paintball guns that would create noise/disturbance to neighboring properties to which Mrs. Huff responded "No".

Mrs. Huff stated that there would be no activities at night, no lights.

Mr. Bittig recommended that a list of activities be presented to the Zoning Hearing Board.

Mrs. Huff confirmed that the hours of operation would be from 9:30 to 11:30 a.m. and from 3 to 4:30 p.m.

Mr. Bittig stated that the Stonersville Fire Company has a shoot every 3rd Sunday of each month and that she would be expected to work around their schedule. Mrs. Huff responded that she was aware of the Stonersville's shoot and that 9-feet of blue spruce trees will be planted along the Kiefer property at 5540 Boyertown Pike.

Mr. Ruff asked about the parking situation and stated that a land development plan would be required.

Mr. Bittig asked about the sewage and water situation. Alan Madiera, Berks Envirotech would check out the sewage and the water would depend on the usage, which would have to be monitored:

1. permitted 500-gallons per day.
2. flow rate for usage in house.
3. flow rate for usage in the barn.

Mrs. Huff said that the wells will be tested on the property and if they fail then the well would be shocked with bleach and retested within the week. A UV system was suggestion.

MOTION BY Mr. Schwartz, seconded by Mrs. Geiger to recommend the Zoning Hearing Board grant this special exception for this use. The motion carried unanimously.

5. RR&P INVESTMENTS – VARIANCE REQUEST/SPECIAL EXCEPTION

–John Bradley

The tract of land approximately 13.257 acres is located on the south side of the east bound lanes of Rt. 422 and east of Red Lane which contains a stucco/stone building, a 30' x 140' building, a 60' x 107' metal building and another 60' x 60' building.

The property was formerly Hahn Contractors and has been used since 1957 and is currently being used for storage and repair of pipeline excavation rolling stock. The property is owned by Rick, Randall and Patricia Gaughan. The majority of the property is within the Highway Commercial District, but a small portion at the southeast is within the Suburban Residential District-1.

This is already a preexisting, nonconforming parcel. They are proposing to convert it into self-storage units. They are asking for relief from Section 501.4 of the Zoning Ordinance from 40' requirement of space between the buildings (from 40' to 20').

The 4 buildings that remain will be converted into storage units as the need arises.

The storage units will be constructed of metal on a concrete pad. There will be open storage for boats and recreational vehicles in a secured fenced area.

Mr. Bradley stated that the hours of operation would be from 7 a.m. to 7 p.m. run by one of the owners at all times.

MOTION BY Mr. Schwartz, seconded by Mrs. Geiger to recommend the Zoning Hearing Board grant a special exception to RR&P Investments for this is a less detrimental nonconforming use allowed by Section 704 of the Zoning Ordinance and also grant a variance to RR&P Investments due to there consistency with other storage units within the Township and within a nonresidential area.

6. MORISSETTE – VARIANCE REQUEST

The property at 1047 Butter Lane in a Suburban Residential One District is a vacant lot about 88-feet by 59-feet. A barn used for storage was destroyed by fire and demolished in 1994.

Mr. Morissette is requesting a variance from Section 404 (4):

- ① from the required rear yard of 25-feet to 17-feet.
- ② from the required front yard of 30-feet to 10-feet.

Mr. Morissette is proposing to build a ranch type single family home.

The house will be smaller than the barn and consistent with several other properties on Butter Lane with the front yard set backs.

GUY MORISSETTE – VARIANCE REQUEST CONTINUED

MOTION BY Mr. Schwartz, seconded by Mrs. Geiger to recommend the Zoning Hearing Board grant a variance for the Guy Morissette due to minimum relief necessary for a permitted use, a pre existing nonconforming lot making it impossible to meet side and front yard requirements.

7. FLEETWOOD INDUSTRIES – SKETCH LAND DEVELOPMENT PLAN -Tom Ludgate

This was an informal discussion; no review of the plan has been done.

Fleetwood Industries at 3001 St. Lawrence Avenue (old Nichols building) is a 7-acre lot with plenty of frontage. They are a retail fixture manufacturer of store fixture (wood and metal) for numerous major companies.

They are proposing a 5100 s.f. addition primarily for a warehouse, which crosses the boundary into Exeter Township. The property is in Suburban Residential District and Neighborhood Commercial District, about 200-feet to the closest house.

Mr. Ruff asked if this would increase the truck traffic? Mr. Ludgate responded that it would be an emergency access drive around the building and they would be using the existing loading area.

The proposed addition is 30-feet in height which is to be built into the embankment. They will confront the storm water and landscaping issues.

They are currently leasing a 20,000 s.f. building in West Reading and plan to move everything to one location to be more efficient.

Phoebe Berks apartment complex (60 units) land development plan was proposed in 1996 and never constructed. This land development plan will be of less impact.

The Planning Commission is in favor of this Land Development Plan.

8. REORGANIZATION

The Planning Commission moved to appoint the following officers for the year 2002:

Mr. Wilson - Chairman
Mr. Bittig – Vice Chairman
Mr. Ruff - Secretary

MOTION BY Mr. Ruff, seconded by Mr. Krafczek to recommend the Planning Commission officers for the year 2002 stay the same. The motion carried unanimously.

Mr. Schwartz reminded all that the next Planning Commission meeting will be held on Tuesday, February 5, 2002.

9. ADJOURNMENT

MOTION by Mr. Schwartz seconded by Mr. Ruff, to adjourn the January 3, 2002 meeting of the Exeter Township Planning Commission at 9:39 p.m. The motion carried unanimously.

Respectfully submitted,

John F. Ruff, PE
Planning Commission Secretary

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Correspondence to: BOS – Himmelreich Subdivision
ZHB – Huff/Enchanted Acres
ZHB – RR&P Investments
ZHB – Guy Morissette