

**MINUTES**  
**EXETER TOWNSHIP PLANNING COMMISSION MEETING**  
**TUESDAY, OCTOBER 1, 2002**

The Regular Meeting of the Exeter Township Planning Commission was held on Tuesday, October 1, 2002 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. Donald R. Wilson, Chairman called the meeting to order at 7:30 p.m.

**COMMISSION MEMBERS:** Donald R. Wilson, Chairman  
John W. Bittig, Vice Chairman  
John F. Ruff, Secretary  
Paul L. Schwartz  
J. D. Krafczek  
Laurie Elliott

**OTHERS IN ATTENDANCE:** Craig Peifer, GVC Consulting Engineer  
Pattie Geise, PC Secretary  
Cheryl Franckowiak, Zoning Officer

**ABSENT:** Dottie Geiger

**1. MINUTES**

**MOTION BY** Mr. Bittig, seconded by Mr. Ruff, to approve the minutes of the September 3, 2002 Planning Commission Meeting as corrected:

Item 2. Fairview Park II - Mr. Bittig stated that all plans should be prepared in accordance with the current ordinances.

Item 4. Brookside Subdivision - Mr. Schwartz stated when a development has more than 20 dwelling units proposed there should be a minimum of two (2) means of ingress and egress unless the Board of Supervisors grants a waiver.

Item 5. Lakeview at Glen Oley Farms - Mr. Peifer recommended that the speed limits and road grades be noted on the plan and the required safe stopping distances indicated.

**MOTION BY** Mr. Schwartz, seconded by Mr. Bittig to recommend the Board of Supervisors approve the Lakeview at Glen Oley Farms Preliminary Plan contingent upon all outstanding issues being resolved at final plan stage. The motion carried unanimously.

Item 6. Pathfinder Meadows Section 2 – Mr. Bittig requested Great Valley Consultants take a look at the grading and improvements for Schoffers Road.

Item 7. Amber Hill – Mr. Bittig asked if a storm water management report review was done for this tract. Mr. Bogia stated that there is less runoff than there is today (60% better). In response to Mr. Bittig’s concern, Mr. Greth agreed to construct a berm to keep bypass area run off from flowing onto the McCoy property and PA 562, and thence into Farming Ridge. Mr. Bittig also questioned the adequacy of run off control at the northeast corner of the tract. He was concerned that outflow from the detention basin would overload the PennDOT catch basin and 18” pipe under PA 562 and cause flooding in the Ritter’s Road/Walnut Road area.

Mr. Bittig also expressed concern about the stabilization of the 33% grade proposed for the east side of the tract, and the potential for severe erosion and flooding of the Sherker property.

Item 11. Zoning Ordinance Amendments - Mr. Ruff stated that the Planning Commission recommended that St. Catharine go before the Zoning Hearing Board and that was completely ignored.

The following business was discussed:

**2. HELEN WEIDNER REVISED SUBDIVISION – SKETCH PLAN FOR RECORD**

- Doug Kramer

GVC reviewed the Helen Weidner Revised Subdivision Sketch Plan for Record (reference letter dated August 30, 2002).

The proposed subdivision is located on the southwest corner of Gibraltar Road and 48<sup>th</sup> Street.

Mr. Kramer stated the Weidner’s wanted to remedy conveyance of the property. The annexation would create a more rectangular-shaped lot.

Great Valley Consultants reviewed this plan as a lot annexation.

The Board of Supervisors granted several waivers under another plan approval:

- ① Section 5.80 Storm drainage and sediment and erosion control.
- ② Section 6.203 and 6.204 Curb and sidewalk installation.
- ③ Section 6.214 Shade tree installation.

Mr. Peifer stated that would be an issue for John Hoffert as to whether or not the waivers granted under another plan approval could be conceded with the current plan.

**MOTION BY** Mr. Schwartz, seconded by Mr. Bittig to recommend the Board of Supervisors grant the waivers requested. The motion carried unanimously.

**MOTION BY** Mr. Schwartz, seconded by Mr. Bittig to recommend the Board of Supervisors approve the Helen Weidner Revised Subdivision Sketch Plan of Record subject to the opinion of the waivers by Attorney John Hoffert. The motion carried with Mr. Schwartz, Mr. Bittig, Mr. Krafczek, Mr. Ruff and Mrs. Elliott voting in favor and Mr. Wilson voting opposed.

### **3. DUTCH COLONY VARIANCE REQUEST**

- Bob Ludgate
- Ken Wagner

Dutch Colony proposes to subdivide the real estate into three lots:

- Lot 1: Lease to Applebee's Restaurant
- Lot 2: Rebuild Dutch Colony Motor Inn and raze the existing structure
- Lot 3: Reserve lot for future commercial purpose (no tenant at this time)

They are requesting a variance to:

- Section 501.4. Area, Yard and Height Regulations
- Section 501.4 Lot Coverage and Paved Area
- Section 623. Height Exceptions
- Section 615. Highway Frontage Development

Mr. Ludgate stated Dutch Colony would ask for a continuance from the Zoning Hearing Board due to amendments to the application (building height from 48-ft. to 55-ft. maximum).

Mr. Ludgate stated the combined coverage of building plus the parking lot exceeds the maximum lot coverage on Lot 2 and Lot 3. Mr. Wilson stated the plan should be looked at as one parcel.

Mr. Peifer stated that the lots could be sold separately.

Mr. Ludgate stated that a radius of the edge of the driveway apron totaling 50-ft. is mandated by PennDOT for high volume highways but exceeds the maximum radius of 35-ft. provided for in the Ordinance. Mr. Peifer stated it would be looked at as one driveway, possibly an island, with PennDOT standards.

Mr. Francis (neighboring resident) had concerns with the egress and ingress at 47<sup>th</sup> and Gibraltar Road. Mr. Peifer explained that Applebee's will not have their own direct access; they will be using the same entrance in, however, they will have access to another egress on their lot.

Mr. Peifer stated that a proposed deceleration lane would be designed by Traffic, Planning and Design. Mr. Francis had concerns with trespassing and blasting. Mr. Ludgate stated that the property would be screened and that the blasting contractor would be responsible for being bonded. Mr. Schwartz stated that a planting and screening plan be submitted.

**MOTION BY** Mr. Krafczek, seconded by Mr. Ruff to recommend the Zoning Hearing Board grant a variance to Dutch Colony for relief of paved area on Lot 1 and 3, height variance to 55-feet on lot 2 and maximum width of the driveway. The Planning Commission's intension is to recommend that the height regulations in the current zoning ordinance be changed to 55-feet in Highway Commercial and Light Industrial zoning districts. The motion carried unanimously.

#### **4. DUTCH COLONY PRELIMINARY LAND DEVELOPMENT PLAN**

- Bob Ludgate
- Ken Wagner

GVC reviewed the Dutch Colony Preliminary Land Development Plan (reference letter dated September 27, 2002).

The property consists of 6.83-acres located at 4635 Perkiomen Avenue. Improvements are the building of the Dutch Colony motel, Applebee's Restaurant, reserve lot (future commercial use), a garage and a house next to the Dutch Colony building.

Mr. Ludgate stated that they would revise the plans to reflect changes recommended in GVC's review letter. A lighting plan and an Environmental Assessment Statement will be submitted.

Mr. Ludgate asked about sidewalks along Rt. 422 and said they would be asking for a waiver.

#### **5. SPEARS - VARIANCE REQUEST**

Mr. Spears is requesting a variance from Section 602.1B – the maximum height of any building, accessory building or structure shall be 20-ft.; he is requesting the height to be 22-ft. for the pitch of the roof to be adequate for proper drainage. Also the building code regulations for insulation for areas above a garage having a 20-ft. height would compel a lower ceiling on the second floor.

Mr. Wilson stated the property at 970 Butter Lane has a garage with living quarters above.

Mr. Bittig stated that the sketch plan also violates the side yard requirements, which isn't included in the variance application. Mr. Bittig stated that living space is not permitted in accessory structures.

**MOTION BY** Mr. Bittig, seconded by Mr. Ruff to recommend the Zoning Hearing Board not grant the variance due to no hardship being demonstrated: 8.5 side yard not meeting setback requirements, use as living quarters prohibited, faulty driveway location and exceeding the height of an accessory structure. The motion carried unanimously.

**6. LAKEVIEW AT GLEN OLEY FARMS – FINAL PLAN**

GVC reviewed the Lakeview at Glen Oley Farms Final Plan (reference letter dated September 29, 2002).

No one was present to represent the plan.

**7. COMMERCE BANK – FINAL LAND DEVELOPMENT PLAN**

GVC reviewed the Commerce Bank Final Land Development Plan (reference letter dated September 24, 2002).

No one was present to represent the plan.

**8. RR&P INVESTMENTS PRELIMINARY LAND DEVELOPMENT PLAN**

- Mr. Wesley Seitzinger

GVC reviewed the RR&P Investments Sketch Land Development Plan (reference letter dated September 27, 2002).

The proposed development (13-acres) is located on the southern side of Rt. 422, adjacent to Red Lane Road.

The majority of the tract is within the Highway Commercial District with a smaller portion in the SR-1 District. The zoning lines separating the 2 districts as being 400-ft from both Rt. 422 and Red Lane. Mr. Peifer wanted a determination as to whether these zoning district lines are measured from the centerlines or right-of-way line of these roads.

Mr. Seitzinger stated that there would be no new water or sewer connection and the lighting plan would be placed on the plan.

RR&P Investments continued

Mr. Seitzinger stated that a special exception was granted on February 4, 2002 to change the prior non-conforming use, the storage and repair of pipeline excavation rolling stock to operation of self-storage units.

Mr. Seitzinger stated that RR&P Investments would be requesting a waiver for placement of sidewalks and for an Environmental Assessment Statement. Mr. Bittig stated that an Environmental Assessment Statement would be needed.

Mr. Seitzinger stated the trees would be shown on the plan.

Mr. Seitzinger asked if they could come back as a Preliminary/Final Plan? Mr. Schwartz and Mr. Bittig stated they would like to review the Environmental Assessment Statement before proceeding to Final Plan Stage.

#### **9. DITIZIO/BOISSON ANNEXATION PLAN-SKETCH PLAN OF RECORD**

- Andy Kent
- Mr. Ditizio

GVC reviewed the Ditizio/Boisson Annexation Sketch Plan of Record (reference letter dated October 1, 2002).

The proposed annexation is located on the east side of Lincoln Road (255 Lincoln Road).

Mr. Kent stated that Mr. Ditizio purchased a piece of land with his driveway on Boisson's property. Mr. Ditizio is proposing to annex his driveway to his parcel of land so he can have possession of his own driveway.

**MOTION BY** Mr. Ruff, seconded by Mr. Schwartz to recommend the Board of Supervisors waive the scale for this plan. The motion carried unanimously.

Mr. Kent stated that the markers would be placed tomorrow at the intersection of the southern property line with the ultimate right-of-way line.

**MOTION BY** Mr. Ruff, seconded by Mr. Bittig to recommend the Board of Supervisors approve the Ditizio/Boisson Annexation Sketch Plan of Record subject to closure of the open items. Mr. Peifer will review the plan. The motion carried unanimously.

## **10. RESCHEDULE NOVEMBER PC MEETING DATE (ELECTION DAY)**

The Planning Commission decided not to reschedule the November 5<sup>th</sup> meeting date and convene in the Engineering Office.

## **11. BERKS VISION 20/20**

Mr. Bittig stated that the Township had 45-days to respond to Berks Vision 20/20.

**MOTION BY** Mr. Bittig, seconded by Mr. Ruff to respond to Berks County Planning Commission with our concurrence from the Exeter Township Planning Commission noting 3 places of compromise – Pathfinder Meadows, Glen Oley Farms and Amber Hill. The motion carried unanimously.

## **GENERAL**

Mr. Bittig stated that there would be a workshop held on October 24 for Zoning and Subdivision and Land Development Ordinance changes. Mr. Peifer stated the changes would be ready for review by October 18, 2002.

## **12. ADJOURNMENT**

**MOTION** by Mr. Ruff seconded by Mr. Schwartz, to adjourn the October 1, 2002 meeting of the Exeter Township Planning Commission at 9:58 p.m. The motion carried unanimously.

Respectfully submitted,  
EXETER TOWNSHIP

John F. Ruff, PE  
Planning Commission Secretary

PAG

Correspondence to:  
BOS: Helen Weidner Revised Subdivision  
ZHB: Dutch Colony Variance Request  
ZHB: Spears Variance Request  
BOS: Ditizio/Boisson Annexation – Sketch Plan of Record

