

**MINUTES**  
**EXETER TOWNSHIP PLANNING COMMISSION MEETING**  
**TUESDAY, NOVEMBER 5, 2002**

The Regular Meeting of the Exeter Township Planning Commission was held on Tuesday, November 5, 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  
Laurie Elliott  
Dottie Geiger

**OTHERS IN ATTENDANCE:** Cheryl Franckowiak, Zoning Officer  
Pattie Geise, PC Secretary

**ABSENT:** J. D. Krafczek  
Craig Peifer, GVC Consulting Engineer

**1. MINUTES**

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

Item 11. **Berks Vision 20/20.** **MOTION BY** Mr. Bittig, seconded by Mr. Ruff to respond to the Berks County Planning Commission with our concurrence from the Exeter Township Planning Commission noting 3 places of compromise.

The following business was discussed:

**2. VARNES/SHERKER VARIANCE REQUEST**

No one was present to represent the variance request.

The property is located at 195 Friends Road in an Agricultural Preservation District on 3.61-acres. They are proposing to build a single-family home within Agricultural Preservation District setback requirements. They need a variance due to the 40-acre minimum.

Mr. Ruff stated that he was opposed due to the act of agriculture, 56 open acres currently being farmed except by the stream. Mr. Bittig stated that all the Agricultural Preservation land is being used as an agricultural productive use.

Varnes/Sherker Variance Request continued

The land is to be preserved for the most productive farmland and it is currently being used for agricultural/agricultural-related purposes, unless, the land can be demonstrated unfit for such use.

**MOTION BY** Mr. Ruff, seconded by Mr. Schwartz to recommend the Zoning Hearing Board not grant the Varnes/Sherker variance based on Section 701.2 of the Zoning Ordinance, the land is currently crop producing. The motion carried unanimously.

**3. DOSKUS – CONDITIONAL USE**

- Raelin Doskus

Ms. Doskus is proposing to manage a dog grooming shop at 3920 Romig Avenue.

Mr. Bittig asked how many customers she would be schedule per day and if off street parking was available? Ms. Dokus responded that Monday thru Friday possible 2 customers and possibly 4 on Saturdays with 2 off-street parking spaces available.

Mr. Bittig asked if the dog would be kept indoors all the time to which Ms. Dokus responded, “Yes”.

Mrs. Franckowiak stated that the Board of Supervisors might request that all neighbors be contacted. Mr. Wilson stated that it might make it easier for approval if she’d have this information available. Mr. Schwartz stated that it meets all regulation of Section 617 Home Occupation of zoning ordinance.

**MOTION BY** Mr. Ruff, seconded by Mr. Schwartz to recommend the Board of Supervisors approve the conditional use for Ms. Dokus’s dog grooming shop.

**4. ROLAND ANNEXATION – INFORMAL DISCUSSION**

Mr. and Mrs. Roland presented an annexation plan to the Planning Commission. They were asking if they needed to submit their annexation plan to Exeter Township due to the majority of the parcel being in Lower Alsace. The portion they intend to annex is not in our jurisdiction.

Mrs. Franckowiak stated that they pay all their taxes to Lower Alsace.

Mr. Wilson asked if the house was remaining to which Mr. Roland stated, “Yes”.

Roland Annexation Informal Discussion continued

**MOTION BY** Mr. Schwartz, seconded by Mr. Ruff to recommend the Board of Supervisors waive the Subdivision and Land Development Ordinance requirement on this annexation plan. The motion carried unanimously.

**5. LAKIN ANNEXATION – SKETCH PLAN OF RECORD**

- Madelyn Fudeman
- Andrew Kent

GVC reviewed the Lakin Annexation Sketch Plan of Record (reference letter dated October 31, 2002).

The proposed annexation is located on the north side of Oley Turnpike Road virtually opposite Wood Lane in a Suburban Residential District.

Mr. Kent explained that Edwin and Alma Lakin are proposing to subdivide and annex approximately 10-acres from the existing property to avert further development.

**MOTION BY** Mr. Ruff, seconded by Mr. Bittig to recommend the Board of Supervisors approve the Edwin and Alma Lakin Annexation Sketch Plan of Record. The motion carried unanimously.

**6. AMBER HILL – FINAL PLAN**

- Greg Bogia, SSB
- Walter Greth

GVC reviewed the Amber Hill Final Plan (reference letter dated November 1, 2002).

Mr. Bogia and Mr. Greth stated that the property pins and monuments that the Township requests is extreme. Mr. Schwartz stated that the ordinance requires 2 consecutive concrete monuments and referred to Section 4.337 of the Subdivision and Land Development Ordinance.

**MOTION BY** Mr. Schwartz, seconded by Mr. Bittig to recommend the Board of Supervisors approve the limited number of monuments (removal of 12 monuments off the plan. The motion carried with Mr. Ruff, Mr. Schwartz, Mrs. Elliott, Mrs. Geiger and Mr. Bittig voting in favor and Mr. Wilson voting opposed.

Amber Hill Final Plan continued

Mr. Bittig asked that all trees be placed on the landscaping plan to reserve as many trees as possible. Mr. Schwartz stated that the Planning Commission is looking for all sizable trees being placed on the plan. Mr. Greth stated that trees over 2-feet would not be a problem. Mr. Greth stated that he prefers to save most of the trees; the less he has to replace (cost included). Mr. Schwartz stated that the Planning Commission wanted it recorded on the plan instead of a verbal plan.

Mr. Bogia stated that the storm water comments would be addressed.

Mrs. Geiger asked about the lights at the entrance and the booster pumps, it would need to be installed with first floor homes with elevation greater than 440-feet and Mr. Greth responded that lights would be installed at the entrance and a booster pump will be installed if needed.

Mrs. Geiger asked why the Township would accept fees in lieu of open space? Mrs. Starr explained that it was in exchange for monies for the Parks and Recreation Department. Mrs. Geiger felt that recreation area was more desirable.

Mr. Bittig stated that the Improvements Agreement would be a must.

## **7. SALDO – STORM WATER MANAGEMENT/WATER RESOURCE**

Mr. Bittig stated that Mr. Peifer (Township Consultant) was not present and he was doing some clean up on storm water management.

Mr. Bittig stated to make all plans they submit legally binding it should be incorporated into Section 304.

Mr. Schwartz suggested a letter be written to Mr. Hoffert to review and/or revise the ordinance.

Mr. Bittig stated that the EAC submitted a preliminary list of Township trees for review. Mr. Wilson wanted the Planning Commission to take time to review the trees to see which are most favorable noting comments for tree no. 2, 6, 18 and 19.

Mr. Bittig suggested the proposed ordinance go before the Board of Supervisors for public action before another month goes by.

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SALDO - Storm Water Management/Water Resource continued

MOTION BY Mr. Bittig, seconded by Mr. Schwartz to recommend the Board of Supervisors approval on the proposed changes up thru pages 109 as amended at our meeting and changes to pages 141 thru 168 on the Subdivision and Land Development Ordinance. The motion carried unanimously.

### **GENERAL**

Mr. Bittig commented on the lighting plan being submitted on October 21, 2002 for Leesport Bank.

Mr. Bittig recommended page 7 of the zoning amendments be sent to the Board of Supervisors.

### **8. ADJOURNMENT**

**MOTION** by Mr. Wilson seconded by Mr. Ruff, to adjourn the November 5, 2002 meeting of the Exeter Township Planning Commission at 9:05 p.m. The motion carried unanimously.

Respectfully submitted,  
EXETER TOWNSHIP

John F. Ruff, PE  
Planning Commission Secretary

PAG

Correspondence to:

BOS: Lakin Annexation – Sketch Plan of Record  
ZHB: Varnes/Sherker - Variance Request  
BOS: Roland Annexation  
BOS: Doskus – Conditional Use  
BOS: 9/6/02 Proposed amendment of AP Dist. letter

