

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

The Regular Meeting of the Exeter Township Planning Commission was held on Tuesday, March 5, 2002 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. John W. 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
Dottie Geiger

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

ABSENT: Donald R. Wilson, Chairman
J. D. Krafczek
Laurie Elliot

1. MINUTES

The minutes of the February 5, 2002 Planning Commission Meeting were approved (Ruff, Schwartz, Bittig and Geiger) with the following corrections:

Item 3. Pathfinder Meadows Section 2 - Preliminary Plan

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 maintenance of the safety/sound barrier wall will be reverted to the individual property owner. The University Rifle Club will assure the water way will remain open.

Item 2. Hecker Subdivision

Mr. Lamana stated that he knew what the law is regarding the private right-of-way, and when you have a recorded subdivision plan, it's a matter of contract with the Township SALDO.

Mr. Lamana stated that they cannot work it out with their neighbors because the landowners that were the complainants refuse to contribute to the maintenance of that road and, by their refusal, prevents the Hecker's from exercising their legitimate right as a land owner to subdivide their property, which is a private matter concerning only the neighbors.

The following business was discussed:

2. R.M. PALMER PARKING LOT- PRELIMINARY LAND DEVELOPMENT PLAN

No one was present to represent R. M. Palmer.

3. FLEETWOOD INDUSTRIES – LAND DEVELOPMENT PLAN

Fleetwood Industries did not have their Engineer present at the time and asked to be deferred until later.

4. PATHFINDER MEADOWS SECTION 2

- Brian Boyer

Mr. Boyer explained that his interest was to get the Planning Commission's recommendation to the Board of Supervisors to grant the waivers for depth-to-width ratio for 7 lots in Pathfinder Meadows. Mr. Boyer explained that the previous plan required waivers for 22 lots; however, 3 additional lots were added for a total of 96 lots.

Mr. Boyer stated that this will leave a larger area for the wetlands and that the Berks County Planning Commission recommended the environmentally sensitive area be based on a field analysis of natural site features with particular emphasis on wooded areas and semi-steep slope areas.

Mrs. Geiger stated that she would like to see the 4 nonconforming lots on Ladderback Lane (northeast corner) be reduced to 3 lots which would then reduce the number of waivers (lot depth-to-width ratios) to just 3 lots. Mr. Ruff agreed that he was in favor of the same.

Mr. Schwartz explained that he didn't seem to have a problem with the lots on Ladderback; however, he had concerns with the overall design of the lots on Bent Brook Lane (southeast corner) being odd-shaped flag lots. Mr. Schwartz was not in favor of a cul-de-sac.

Mr. Bittig asked for a hydro report stating that the 2 perennial waterways must be guarded. Mr. Schwartz stated that they are not protecting the waterways, they are hiding them.

The Planning commission had reservation of the overall plan; however, they commended Mr. Boyer for the conservation buffer zones.

Mr. Schwartz asked if something could be done (protection easement) with the wetlands? Berks Construction's Attorney stated that again they would put notes on the plans, design a declaration and have a pre-restricted right of enforcement as the developer and the Township. Mr. Boyer stated that the Berks County Conservation District has issued 2 citations to the Township that he is aware of.

Mr. Bittig asked that an Environmental Assessment statement be prepared per GVC's review.

Pathfinder Meadow Section 2 Continued

Ms. Janice Behney of Schoffers Road expressed her concern of the traffic on Rt. 562 due to the church traffic on Saturday evenings from St. Catharine's Church and she is presently unable to get out of the driveway at the time church leaves out.

Mr. John Kennedy of 431 Schoffers Road stated that the Township is out of control; the traffic is presently horrendous. He also said that most of the open/farm land is no longer there; the developments all look the same.

Mr. Ruff informed Mr. Kennedy that the Township is zoned to allow residential homes/developments.

Mr. Schwartz stated that when the Township held the meeting to rezone the Township it was open to the residents and there was no opposition. Mr. Schwartz said the farmlands were protected for the last 15 years and the Agricultural Preservation District (more than 2/3 of Exeter Township) will remain undeveloped.

Mr. Mark Litrenta of the Reading Country Club stated the he had concerns with the traffic from Pennsylvania Avenue and Shelbourne Road and the traffic buildup on Gibraltar Road. He encouraged that this be looked into, to ensure safety to all. The drainage problems in Antietam Creek's up steam should be looked at also.

3. FLEETWOOD INDUSTRIES PRELIMINARY LAND DEVELOPMENT PLAN

- Mr. Ludgate

GVC reviewed the Fleetwood Industries Land Development Plan (reference letter dated March 1, 2002).

Mr. Ludgate explained that Fleetwood Industries was awaiting a decision from the Zoning Hearing Board, however, they had an issue come up at the hearing that the Planning Commission was not a part of. Field Street is now being proposed as an emergency access; it will be paved and chained with a key or some sort of security protecting the emergency access.

The Planning Commission appeared to be in support of the emergency access.

5. GLEN OLEY FARMS SECTION 3 – PRELIMINARY LAND DEVELOPMENT PLAN

- Brian Boyer

GVC reviewed the Glen Oley Farms Section 3 Land Development Plan (reference letter dated February 14, 2002).

Mr. Boyer asked the Planning Commission if an Environmental Assessment Statement would be required being it was not required for the previous plan. It is only a matter of 8 more lots (from 22 lots to 30 lots). There is a permanent sedimentation trap to catch nutrients before they get into the pond. The Planning Commission agreed that it would not be needed due to the nature of the tract.

Mr. Hoffert reviewed GVC's review letter of February 14, 2002 (reference letter dated February 28, 2002).

Mr. Hoffert stated the approval and granting of waivers should continue to run with this revised plan as long as there is clarification of street lights being installed by the developer and the road being super elevated. Nevertheless, he suggested that all of the waivers should be noted on the plan.

MOTION BY Mr. Schwartz, seconded by Mr. Ruff to recommend the Board of Supervisors grant the waiver requests for lot depth-to-width ratio for lot 6.

A Traffic Impact Study was not required for the previous plan so therefore the Planning Commission felt it was not necessary for the revised plan.

Mr. Kurt Falkenberg asked for a waiver to allow different variety of trees. He was informed that a waiver was not necessary and there were at least 10 different trees; an assortment would be allowed. They are sometimes listed on the plan, if not, a list would be provided to him.

GENERAL DISCUSSION

Mr. Mark Litrenta, General Manager of the Reading Country Club complimented the Planning Commission for having the minutes on their web site. He stated that they would have an objection to the Commerce Bank with storm water runoff and he couldn't understand how the Engineer stated that the runoff would be slightly decreased due to the lot size and impervious coverage increasing.

Mr. Litrenta explained that the Reading Country Club is currently replacing a 36" pipe with a 42" pipe to alleviate the current water problems.

General Discussion continued

Mr. Peifer explained that it was a previous developed site; therefore, it must meet the numbers from the previous owner.

Mr. Schwartz suggested that if it is a problem area additional detention should be designated.

Mr. Peifer stated that the Wawa started the Antietam Creek Watershed Study; however, the Board of Supervisors only authorized part of the study. Great Valley Consultants did the study.

6. ZONING MAP CHANGES

Ms. Franckowiak stated that Eric Gardecki (GIS Coordinator) was looking for feedback from the Planning Commission after reviewing the parcel-specific changes to the zoning map.

The Planning Commission commented that it was a good smart concept.

After reviewing the zoning map, the Planning Commission recommended that Mr. Gardecki identify the current use in the commercial and industrial districts to identify conformity to the current use.

7. PA MUNICIPALITIES PLANNING CODE

The Planning Commission will review the Pennsylvania Municipalities Planning Codes.

8. ADJOURNMENT

MOTION by Mr. Ruff seconded by Mr. Schwartz, to adjourn the March 5, 2002 meeting of the Exeter Township Planning Commission at 9:29 p.m. The motion carried unanimously.

Respectfully submitted,

John F. Ruff, PE
Planning Commission Secretary

PAG

Correspondence to: BOS – Glen Oley Farms – Waiver request