

**MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
TUESDAY, APRIL 2, 2002**

The Regular Meeting of the Exeter Township Planning Commission was held on Tuesday, April 2, 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: Donald R. Wilson, Chairman
John W. Bittig, Vice Chairman
John F. Ruff, Secretary
Paul L. Schwartz
Dottie Geiger
Laurie Elliot

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

ABSENT: J. D. Krafczek

1. MINUTES

The minutes of the March 5, 2002 Planning Commission Meeting were approved as written.

The following business was discussed:

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

GVC reviewed the R.M. Palmer Parking Lot Land Development Plan (reference letter dated March 26, 2002).

R.M. Palmer is proposing a Land Development Plan for placement of a parking lot located on the west side of Vanguard Drive in the Lincoln Corporate Center.

The plan proposes the construction of a parking lot on a lot separate from the principal use. They could either have this tract annexed to the adjacent lot and have the proposed parking lot as an accessory use to it or they could seek a use variance of this tract from the Zoning Hearing Board.

R. M. Palmer has obtained Erosion and Sedimentation approval.

Kraft Engineering stated that the parking lot would be used for the over run of trucks only (no cars), occasionally in their busy seasons (Easter, etc.), to get the trucks off the street.

R.M. Palmer Parking Lot Land Development Plan continued

MOTION BY Mr. Schwartz, seconded by Mr. Ruff to recommend the Board of Supervisors grant a waiver of the plan scale. The motion carried unanimously.

Mr. Schwartz stated that the Environmental Assessment Statement is part of the industrial tract and is expected to be this way. Kraft Engineering stated that to the southwest of the parcel there is a detention pond.

Kraft Engineering stated that they will not create more traffic; it will keep trucks from parking on the street.

MOTION BY Mr. Schwartz, seconded by Mr. Bittig to recommend the Board of Supervisors grant a waiver not to require an Environmental Assessment Statement. The motion carried unanimously.

MOTION BY Mr. Bittig, seconded by Mr. Ruff to recommend the Board of Supervisors approve the R.M. Palmer Parking Lot Preliminary Plan as long as there is an annexation to the property. The motion carried unanimously.

3. FLEETWOOD INDUSTRIES – PRELIMINARY LAND DEVELOPMENT PLAN

GVC reviewed the Fleetwood Industries Preliminary Land Development Plan (reference letter dated March 27, 2002).

The proposed addition is located to the rear of the existing facility, extending into Exeter Township, which fronts on St. Lawrence Avenue.

Mr. Ludgate stated that they received a favorable decision from the Zoning Hearing Board; St. Lawrence gave approval for the same plan.

Mr. Ludgate stated that the Plan will show wall pack lights that will light up the emergency access drive. Mr. Schwartz asked about the neighboring residents to assure that they would be shielded to which Mr. Ludgate responded they would.

Mr. Wilson asked how much brush is going to be removed? Mr. Ludgate responded that two-third of the brush would remain. Mr. Ludgate stated that the building addition would not be visible with the hill and trees. Mr. Wilson stated that with the emergency access being landscaped it would help it even more.

Mr. Ludgate stated that an Environmental Assessment Statement (2-page report) was faxed to Mr. Peifer (GVC) for review.

Fleetwood Industries continued

MOTION BY Mr. Ruff, seconded by Mr. Bittig to recommend the Board of Supervisors grant a waiver of the plan scale. The motion carried unanimously.

MOTION BY Mr. Schwartz, seconded by Mr. Bittig to recommend the Board of Supervisors grant a waiver for the need to install sidewalks and curbs on Butter Lane and Prospect as long as the lower part of the lot is not developed.

MOTION BY Mr. Ruff, seconded by Mr. Schwartz to recommend the Board of Supervisors grant a waiver of the cartway width to allow Butter Lane and Prospect Street to be a collector streets.

MOTION BY Mr. Schwartz, seconded by Mr. Ruff to recommend the Board of Supervisors approve the Fleetwood Industries Preliminary Land Development Plan with all outstanding issues to be resolved at Final Plan Stage. The motion carried unanimously.

4. COMMERCE BANK PRELIMINARY LAND DEVELOPMENT PLAN - Judd David

GVC reviewed the Commerce Bank Preliminary Land Development Plan (reference letter dated March 26, 2002).

The proposed subdivision is located on the southeast corner of Lorane Road and Route 422.

Mr. David stated that the Planning Commission recommended additional land on Route 422, which pushed the building back; they removed parking along side of the building and put more parking to the rear of the property.

Mr. Bittig asked if the 4 parcels are now one commercial lot to which Mr. David responded that it was.

The minimum required distance between highway access points is 150-feet. The plan shows an approximate distance of 110-feet. Mrs. Franckowiak stated that the parcel is pre-existing, nonconforming.

Mr. Schwartz asked if a PennDOT approved the driveway to which Mr. David responded, "No". Mr. Peifer stated if they would move it back to the old location then he would not have a problem with it.

Mr. David stated there is no clear solution; however, the bank will put sign up in order to divert traffic from passing thru the parking lot. Mr. Peifer stated once the intersection was updated, there wouldn't be a problem.

Commerce Bank Land Development Plan continued

Mr. David stated that the plan does not propose loading spaces due to the fact that all materials are shredded, the cleaning service removes refuse and the armored trucks rarely use the reserved space because of the convenience of parking directly in front of the entrance.

An Environmental Assessment Statement had been prepared and submitted for this proposed development. Mr. David stated that additional language of the removal of tanks from the Schneck property will be provided. Mr. Wilson stated that this was a previous site of a gas station.

Mr. Schwartz asked about the 15-17 vehicles, shown on the plan, being stacked in the drive-thru and questioned the exhaust situation? Mr. David stated that he would do research and add it to the Environmental Assessment Statement.

MOTION BY Mr. Schwartz, seconded by Mr. Ruff to recommend the Board of Supervisors grant a waiver of the plan scale. The motion carried unanimously.

MOTION BY Mr. Schwartz, seconded by Mr. Bittig to recommend the Board of Supervisors grant a waiver not to require sidewalk along Lorane Road due to no sidewalks being in front of Eastwick at Exeter. Motion carried with Mr. Ruff, Mr. Schwartz, Mrs. Geiger, Mr. Bittig and Mrs. Elliot voting in favor and Mr. Wilson abstaining.

Mr. Schwartz stated that streetlights are reserved for Township dedicated roads; they will need internal lighting because they cannot legally obtain one.

Mr. Bittig asked that a storm water report be done for the underground detention, piped box culvert, for the tank should hold more than it does now. Mr. Peifer explained that it was the allowable released by the current property and the percentages came in 30-50% lower.

MOTION BY Mr. Schwartz, seconded by Mr. Ruff to recommend a letter of awareness be written to PennDOT. Motion carried with Mr. Ruff, Mr. Schwartz, Mrs. Geiger, Mr. Bittig and Mrs. Elliot voting in favor and Mr. Wilson abstaining.

5. HOME OCCUPATION AT 27 ESTATES DRIVE

The Home Occupation was withdrawn.

6. EGAN AUTOMOTIVE SPECIALISTS – PRELIMINARY LAND DEVELOPMENT PLAN

- Steve Bensinger

GVC reviewed the Egan Automotive Specialist Land Development Plan (reference letter dated March 27, 2002).

The proposed Land Development Plan is located on the southern side of SR 422 west of Red Lane Road.

Mr. Bensinger stated that the proposed development is on a 2.119-acre tract; they are proposing a car wash, transmission repair and self-storage units.

Mr. Schwartz asked if this parcel changed zoning boundaries? Mr. Bensinger stated that the upper two-thirds are in the Highway Commercial District and the bottom one-third is within the SR-2 District.

Mr. Bittig stated that the stone home was mostly in wooded area and grass (natural coverage) and it would have to be black topped for the proposed plan.

Mr. Bittig stated that the proposed building for self storage units is encroaching on existing residential properties. Mr. Bensinger responded that it can be extended up to 50-feet by the Zoning Officer. Mr. Bittig responded that he would ask the Zoning Officer not to grant the 50-foot extension due to the encroachment on the neighboring residential properties. Mr. Bensinger stated that the storage units would be graded to 285-289-ft. elevations and will cut into the embankment, the top of the hill 290% and the buffer area (trees row) plus additional in accordance with the ordinance. Mrs. Franckowiak stated that she would examine the site area and check with the neighboring properties. Mr. Bensinger stated that he would like to go along with Cheryl.

Mr. Peifer stated that the storage facilities should be located in areas that have direct access to a street or driveway and the two storage units are located at the rear of the tract and can be accessed only by traveling through a repair garage parking area and/or car wash area, then through one or two chain link fence gates. Mr. Peiffer suggested lines and arrows be painted for direction.

Mr. Bensinger stated that he would prepare an Environmental Performance Standard and an Environmental Assessment Statement.

MOTION BY Mr. Ruff, seconded by Mr. Bittig to recommend the Board of Supervisors grant a waiver of the plan scale. The motion carried unanimously.

Mr. Bensinger will submit a traffic study with state requirements to meet their jurisdiction.
Mr. Bensinger will design a stormwater management plan in accordance with the ordinance.

Egan Automotive Specialist continued

MOTION BY Mr. Schwartz, seconded by Mr. Ruff to recommend the Board of Supervisors allow 2 driveways as proposed on the plan and make PennDOT aware of their preference. The motion carried with Mr. Ruff, Mr. Schwartz, Mrs. Geiger, Mrs. Elliot and Mr. Bittig voting in favor and Mr. Wilson voting opposed.

Mr. Schwartz commented that the Berks County Planning Commission recommended 1 driveway.

7. ST. CATHARINES OF SIENNA RELIGIOUS EDUCATION CENTER
- SKETCH PLAN FOR RECORD - Mr. Joe Dolan

Mr. Dolan presented a proposed religious education center along side of the existing St. Catharine of Siena Church on Rt. 562. They are proposing multi purpose rooms, classrooms, meeting room and an athletic room.

Ms. Ciotti of Cathy Ann Drive, an adjoining property owner, stated that St. Catharine was cited for water runoff when they built a soccer field because they ignored the situation. She stated that her neighbor, Moyer, has his structure more at risk. Ms. Ciotti wanted to express her concerns for fear it is going to get worse. Mr. Dolan explained that it was on the "continental divide" and water will be diverted the other way.

Mr. Wilson asked if the Church would only use the facilities or would they rent it out? Mr. Dolan responded that it would not be rented out; it would only be use by the Church. He explained that the basketball courts would only be for practice; there won't be any seating.

Ms. Ciotti asked about the lighting. Mr. Dolan stated there will be no emergency lighting and the lights on the back of the church will be the same as what is currently being used.

Mr. Dolan stated that a preschool and kindergarten school are being considered and would be conducted in this religious center.

Mr. Bittig stated to Mr. Dolan that St. Catharine's go before the Zoning Hearing Board for additional ground coverage and proposed use.

Mr. Schwartz stated that there was nothing wrong with the proposed use; however, St. Catharine's would need Zoning Hearing Board approval and suggested that they look real hard at the storm water problems.

Mr. Schwartz expressed his concerns with the schools and the traffic.

8. HECKER SUBDIVISION – FINAL PLAN - Mr. and Mrs. Hecker

GVC reviewed the Hecker Subdivision Final Plan (reference letter dated March 26, 2002).

The lot is located north of Levan Street on a private street. The lot is crossed by the Exeter/St. Lawrence municipal boundary.

Mrs. Hecker stated that the plan was approved for 5 driveways and this would be the fifth one. Approximately 200-feet of the proposed stone driveway will extend thru Exeter Township to the private unimproved cul-de-sac. The plan proposed a riprap gutter and energy dissipater at its intersection with the cul-de-sac.

The well proposed does not coincide with the St. Lawrence Zoning Hearing Board's decision which requires the use of public water. Mr. Ruff stated that it was a St. Lawrence issue; the Planning Commission agreed.

Mrs. Hecker stated that any damages done during construction to the private street would be the responsibility of her son.

When asked if they had an agreement with the property owners, Mrs. Hecker questioned why her neighbor would have a say on the road frontage. Mr. Schwartz explained that he owns a certain amount of frontage; he has a vote equal to his percentage of frontage.

Mr. Peifer stated that if the street remains private according to the Subdivision and Land Development Ordinance a document must be provided to the Township. Mr. Schwartz stated that in order for the road to be dedicated to the Township, it must be brought up to Township standards.

Mr. Peifer stated that the infiltration trench be placed on the plan.

MOTION BY Mr. Ruff, seconded by Mr. Schwartz to recommend the Board of Supervisors approve the Hecker Subdivision contingent upon conditional details on the plan and a document being provided to the Township for a private street. The motion carried with Mr. Schwartz, Mr. Ruff, Mrs. Geiger, Mr. Bittig and Mrs. Elliot voting in favor and Mr. Wilson voting opposed.

**9. CRESTWOOD DEVELOPMENT – INFORMAL DISCUSSION - Al Lutz
- Mr. Rohrbach**

Mr. Lutz was looking for the Planning Commission's input to proceed with the Crestwood Development.

Mr. Lutz proposed three different type plans:

1. Quad Plexing – 44 units with type of housing designed for smaller units due to the adjacent property being an assisted living facility, for family members to be closer (age restricted approach).
2. Townhouses layout – 58 units on a cul-de-sac street, 6 unit buildings- one floor with optional loft. For citizens who may want to down size after the children move on.
3. Two story units – 44 units on a loop road with 2 or 3 bedrooms available with garages.

Mr. Wilson had concerns with the traffic the proposed plans would generate; it's a matter of public safety. The State won't allow for the bridge to be widened. Mr. Schwartz stated that it was already an approved subdivision. Mr. Lutz explained that the traffic pattern of seniors is different.

Mr. Schwartz stated that the road loop might be the way to go if the Township would swap open space from another location.

10. ZONING MAP CHANGES

The Planning Commission reviewed the zoning map changes that had been identified by zoning districts. The residential areas seem to be ok, but there were concerns with the Highway Commercial District. The Planning Commission wanted it to be reviewed more carefully.

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11. ADJOURNMENT

MOTION by Mr. Schwartz seconded by Mr. Ruff, to adjourn the April 2, 2002 meeting of the Exeter Township Planning Commission at 10:52 p.m. The motion carried unanimously.

Respectfully submitted,

John F. Ruff, PE
Planning Commission Secretary

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Correspondence to: BOS – R. M. Palmer Parking Lot – Preliminary Land Development Plan
BOS – Fleetwood Industries – Preliminary Land Development Plan
BOS – Hecker Subdivision – Final Plan