

**MINUTES**  
**EXETER TOWNSHIP PLANNING COMMISSION MEETING**  
**TUESDAY, JUNE 4, 2002**

The Regular Meeting of the Exeter Township Planning Commission was held on Tuesday, May 7, 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  
Paul L. Schwartz  
J. D. Krafczek  
Dottie Geiger  
Laurie Elliott

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

**ABSENT:** John F. Ruff, Secretary

**1. MINUTES**

**MOTION** by Mr. Bittig, seconded by Mr. Schwartz, to approve the minutes of the May 7, 2002 Planning Commission Meeting as corrected:

Item #3 – Sagebrook – Final Plan – Mr. Peifer stated he had concerns about the three parcels being taken by the adjoiners and not left over with any ownership assigned. Motion carried with Mr. Bittig, Mr. Ruff, Mr. Schwartz, Mr. Krafczek and Mrs. Elliot voting in favor, and Mr. Wilson voting opposed.

Item #8 – Commerce Bank – Preliminary Land Development Plan – Mr. Schwartz stated that it seems that Exeter Township will soon have a bank on every corner and he wanted to start a crusade for signs to be placed encouraging engines be shut off when using the drive-thru lanes.

Item #10 – Dutch Colony – Informal Discussion  
Mr. Wagner stated that the building height (40') would exceed the current zoning (35'). They propose 69 guest rooms and expanding the restaurant seating to 175 (possible All-Suite Hotel).

The following business was discussed:

## **2. ROBERT COLLINS – HOME OCCUPATION – CONDITION USE PROCEDURES**

Mr. Robert Collins intends to operate a residential central air conditioning repair service from his home at 322 Fairview Road, Reading, PA 19606. He explained that the business would only consist of his service vehicle to contain the necessary equipment to operate the business and a room used as an office for a filing cabinet, phone and related tax information.

Mr. Schwartz asked what triggered him to come before the Planning Commission?

Mrs. Franckowiak explained that the Board of Supervisors wanted feedback from the Planning Commission. She continued that all Home Occupations would come before the Planning Commission due to all Home Occupations now going thru Conditional Use Procedures.

Mr. Bittig asked if there was adequate room in his driveway to accommodate his truck to which he responded there was. Mr. Schwartz stated that the intent of this business would not be generating any business traffic.

**MOTION BY** Mr. Bittig, seconded by Mr. Schwartz to recommend the Board of Supervisors approve the home occupation for Robert Collins to operate a residential air conditioning service. The motion carried unanimously.

## **3. DUTCH COLONY SKETCH LAND DEVELOPMENT PLAN**

No one was present to represent Dutch Colony.

## **4. EXETER GOLF CLUB ESTATES PHASE V – SKETCH PLAN**

- Steve Bensinger (SSB)

GVC reviewed the Exeter Golf Club Estates Phase V Sketch Plan (reference letter dated May 30, 2002).

Mr. Bensinger stated that this development is off of Schoffers Road between Exeter Village Phase I. The subdivision plan is for 60 single-family residential lots on approximately 52.9-acres with public water and sewer.

Mr. Bittig asked where the road entrance would be and Mr. Bensinger stated it would be at Constitution Avenue and Scotland Drive. Mr. Bittig stated that with a 24' cartway on Scotland Drive, it would be unacceptable as a collector street; the cartway on Scotland goes to 20', which is unacceptable to the Township. Mr. Bittig researched Shelbourne Road and estimated 15-20 accidents per year. He also recited a letter from the Township

Engineer (dated October 1996) to Congressman Holden for the hump and curve to be removed. He said there are already hazardous conditions and this will make it worse.

Mr. Ronald Foy (30 Mulligan Dive) asked how this could be assumed a part of Exeter Golf Club Estates, as it is not part of the original subdivision plan?

Ms. Michelle Chew (99 Linree Avenue) asked as the plans change and waivers are given where's the guarantee that the green areas will stay green? Mr. Bensinger assured her that the disturbance would be as minimal as possible. Ms. Chew stated that a lot was already cleared without an approved development plan and there is no plan that it will stay this way (good intent). Ms. Chew also expressed that in May they had concerns with the increase of traffic on Scotland Drive, an additional 120 cars.

Mr. Bittig stated that Mr. Filippini can widen the roads which the Board of Supervisors would have to approve but at Filippini's expense, not the taxpayers. Mr. Krafczek stated that we couldn't require him to do it if he would not have been the prior developer; it was already an approved plan. Mr. Bensinger stated the cartways on the following streets: Hawkview-20', Scotland-24', Birdie-24', Eagle-24' and Constitution-24'. Mr. Bensinger stated that stub streets were allowed for future development of property so as not to land lock any property and a developer has the right to develop the property. Mr. Foy stated that a thoroughfare was being created with dangerous streets especially with no visibility to the east of Shelbourne Road. Mr. Schwartz stated that the issue is if the existing streets can handle additional traffic. Mr. Krafczek stated that the lot sizes range from 19,000 s.f. to 40,000 s.f.; they could be 9,000 s.f. lots. Mr. Schwartz stated that a traffic impact study would have to be done and that would determine how much you are able to develop. Mr. Schwartz stated that the original designs for Exeter Golf Club Estates were multi-family residential units and that number of units was taken into consideration when Scotland Drive was approved. Mr. Bensinger will come back with answers to solve egress/access to both developments, which is asked for any other development. Mr. Peifer said they need to determine if the Township ever took over the stub street, if not who owns it? If no access, the ordinance allows 20 units on a dead end street. Mr. Schwartz stated that they already exceed it. Mrs. Elliott stated that the PA Ordinance has a 5-year limitation on the plan purposely because of changes.

Mr. Schwartz explained that at sketch plan stage it is only a concept plan and the preliminary plan will be the first legal document to approve. Once the preliminary plan has been approved, the developer then has a legal right to development. Mr. Schwartz explained that as long as the plan follows the Subdivision and Land Development

Exeter Golf Club Estates Phase V continued

Ordinance, the Planning Commission can approve the plan. Mr. Wilson questioned if the cul-de-sacs could become thru streets to which Mr. Bensinger said they would not but they would be improved with landscaping. Mrs. Elliot asked how Constitution Avenue just becomes Par Road and that it was not in accordance with the ordinance.

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

No one was present to represent this plan.

**6. LEESPORT BANK – SKETCH LAND DEVELOPMENT PLAN**

- Janet Weidner (Vitulo)
- John Vitillo

GVC reviewed the Leesport Bank Sketch Land Development Plan (reference letter dated June 3, 2002).

Ms. Weidner stated that the site is located along Perkiomen Avenue adjacent to the main entrance to the former K-Mart store approximately 0.59-acres zoned Shopping Center Commercial. The former use was the Paint Shoppe and Café Stratton. They will be using the existing sanitary water and sewer connection. They are proposing to demolish the existing building and replace with new building for the bank and 3 drive-thru lanes. Mr. Vitillo stated that is a pre-existing nonconforming lot but the setbacks will only be improved. Mr. Schwartz asked if since the building is going to be demolished, could it be made conforming to which Mr. Vitillo responded there was no way to make it conforming but, it would not be made any more nonconforming. Mrs. Franckowiak stated that the variance for the nonconforming lot runs with the land for an addition to the rear of the property. She met with Joe Rogoski (GVC) and Mr. Vitillo at the site and everything was acceptable with the zoning with Vitillo's proposal as for setbacks, etc. Mr. Wilson asked if there would be enough parking spaces without the Boscov's property to which Mr. Peifer responded that he would have to see the floor plan to determine the retail gross area. Mr. Bittig asked if there was a designated space for service/delivery vehicles to park. Ms. Mensch, Sr. Vice President of Leesport Bank stated that vans, small truck for supplies, water and coffee would pull into regular parking spaces with deliveries every other week and that the Armored Truck would do the same as not to have a known designated area for parking. Mr. Bittig stated that an area be designated per Township Ordinance.

Mr. Schwartz stated his overall concerns with vehicles idling (air pollution) in the drive thru. He asked that people waiting in drive thru lines turn off their engines and that signs be prominently posted there to enforce the procedure.

Leesport Bank continued

Ms. Weidner stated that a “Do Not Enter” sign would be placed for interior circulation of traffic so that no driveway providing parking spaces will be used as a through street. Mr. Schwartz suggested a brief Environmental Assessment Statement be completed due to additional traffic on site. Mr. Wilson asked that an agreement be made with Boscov’s for the existing driveway conditions. Mr. Vitillo stated that there was adequate access but he would like to see an agreement be prepared.

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

**MOTION BY** Mr. Schwartz, seconded by Mr. Krafczek to recommend the Board of Supervisor waive the requirement for sidewalks. The motion carried unanimously.

**7. SKAIST SUBDIVISION – SKETCH PLAN FOR RECORD** - Steve Bensinger

GVC reviewed the Skaist Subdivision Sketch Plan for Record (reference letter dated May 31, 2002).

Mr. Bensinger stated the proposed subdivision is in Glen Oley Farms. There are 3 lots (3.304-acres) under one deed. Mr. and Mrs. Skaist propose subdividing the lot into two-parcels.

The majority of the property is located in the Rural District with a small portion of the rear corner extending into the Agricultural Preservation District. The use is permitted by right. Mr. Bensinger asked the Zoning Officer to move the zoning line back 5’ to 50’. Mrs. Franckowiak stated that she didn’t see a problem with moving the zoning line and agreed to do so.

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

The existing right-of-way of Devon Drive is depicted as 33-feet with a 21-foot cartway. The required right-of-way and cartway widths for a minor street are 40-feet and 20-foot cartway. Mr. Schwartz stated that it would be recognized as an existing subdivision on the existing right-of-way of Devon Drive.

**8. AMBERHILL SUBDIVISION – PRELIMINARY PLAN - Walter Greth  
- Greg Bogia**

No review letter was submitted from GVC.

Mr. Greth stated that the proposed subdivision has decreased the number of lots so as not have to get the property rezoned. The number of lots has been decreased from 100-lots to 43-lots.

Ms. Lisa Ciotti of Cathy Ann Drive had concerns with a new development of 43 homes due to the traffic problem already existing on Rt. 562. Mr. Greth assured that improvements would be made to both sides of Kerr Road. The only access is on Rt. 562. Mr. Schwartz asked about the land behind the Gun Club and Mr. Greth stated that it was not intended for development.

Mr. Peifer asked about the flag lot and stated that they needed a 30-foot frontage. Mr. Wilson asked if there was anyway to loop the road to get rid of the cul-de-sac to which Mr. Bogia responded that they did the best they could to utilize the land.

Mr. Peifer stated that they are proposing 34' wide streets with no curbs and sidewalks. Mr. Schwartz stated that there is not enough traffic with the 34' wide cartway would be safe enough. Mr. Bittig stated that the 34' cartway would give adequate walking space. Mr. Schwartz stated that it would preferable to have a pathway to Rt. 562. Mr. Schwartz stated that they might have to do curbing to control storm water. Mrs. Geiger asked if they received the letter from the Fire Marshal to which Mr. Greth said a letter would be issued from PA American Water Co. Mrs. Geiger asked about preserving the woodlands and Mr. Greth said he would as much as they could.

**9. ST. CATHARINES OF SIENNA - REZONING**

No one was present to represent St. Catharine of Sienna.

**10. EGAN AUTOMOTIVE – STORMWATER/TRAFFIC IMPACT**

- Steve Bensinger (SSB)

GVC reviewed the Egan Automotive Specialist Stormwater Management Report/  
Traffic Impact Study (reference letter dated May 29, 2002).

Mr. Bensinger stated that the plan proposes one driveway in response to PennDOT's response and that the building would be kept under 5,000 s.f. so they would not have to sprinkler it. A deceleration lane has been requested by PennDOT and Tony Maize felt he should bring this up to the Township.

## **11. HECKER SUBDIVISION – FINAL PLAN**

Mr. Schwartz explained that minor revisions (filtration system added to the plan), a maintenance agreement and an approval letter from Pennsylvania American Water Co. have been submitted for the Hecker Subdivision Final Plan for Planning Commission to reapprove the plan.

**MOTION BY** Mr. Schwartz, seconded by Mr. Bittig to recommend the Board of Supervisors approve the final plan with the above changes. The motion carried with Mr. Krafczek, Mr. Schwartz, Mrs. Geiger, Mrs. Elliot and Mr. Bittig voting in favor and Mr. Wilson Voting opposed.

## **12. HUFF SUBDIVISION**

**- Jeffrey Biehn**

Mr. Biehn stated that he was equitable owner of the Huff Subdivision and they were having problems perking the property and was looking for input from the Planning Commission for a stream discharge or a sand mound on the adjacent property due to 2 probes that worked. Mr. Peifer explained that a stream discharge is a packaged treatment plant (stream discharge) and that he could get a general permit thru the Conservation District but would probably need an easement agreement from adjoining property owners. Mr. Schwartz stated that they are large lots away from things with a well-defined easement; if the sand mound fails they would have to revert to the packaged treatment. Mr. Wilson stated that the Planning Commission would raise an objection to either system.

## **13. REVIEW ZONING MAP CHANGES**

**- Eric Gardecki**

Mr. Bittig stated that for the last two items on the agenda, a separate meeting should be held for the need to do a field survey. Mr. Gardecki stated that it was an introduction to see what the Planning Commission would like to contribute. Mr. Wilson stated that the Joint Planning Commission is planning to move zoning lines - i.e. Daniel Boone Homestead. Mr. Schwartz suggested that they set a date to get together. Mr. Schwartz, Mr. Bittig and Mrs. Elliot set the date for Thursday, June 13<sup>th</sup> at 8:30 a.m. Mr. Schwartz ask that Mr. Gardecki set the agenda for the review of the residential properties to which he agreed.

## **14. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE CHANGES**

Mr. Bittig asked if Mr. Peifer had a chance to review the changes he was given to which he responded no. He commented that the Erosion and Sedimentation Control must be placed with the local government; the County doesn't do anything as far as enforcement.

Planning Commission minutes  
June 4, 2002  
Page 8 of 8

Subdivision and Land Development Ordinance Changes continued

Mrs. Franckowiak suggested that the wetland regulation be put into the Zoning Ordinance so that it can be better regulated.

**15. ADJOURNMENT**

**MOTION BY** Mr. Bittig seconded by Mr. Ruff, to adjourn the June 4, 2002 meeting of the Exeter Township Planning Commission at 10:45 p.m. The motion carried unanimously.

Respectfully submitted,

John F. Ruff, PE  
Planning Commission Secretary

PAG

Correspondence to:

BOS: Robert Collins – Home Occupation (Conditional Use)  
BOS: Hecker Subdivision

