

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
TUESDAY, JULY 2, 2002

The Regular Meeting of the Exeter Township Planning Commission was held on Tuesday, July 2, 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
Dottie Geiger
Laurie Elliott

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

1. MINUTES

MOTION by Mr. Schwartz, seconded by Mr. Bittig, to approve the minutes of the June 4, 2002 Planning Commission Meeting as corrected:

MEMBERS: Laurie Elliott (add "t")

Item 4. Exeter Golf Club Estates - 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. Mrs. Elliott stated that the PA Ordinance has a 5-year limitation on the plan purposely because of changes.

Item 6. Leesport Bank - He asked that people waiting in drive thru lines turn off there engines and that signs be prominently posted there to enforce the procedure.

Item 8. Amber Hill - Mr. Bogia responded that they did the best they could to utilize the land.

Item 10. Egan Automotive - A deceleration lane has been requested by PennDOT and Tony Maize felt he should bring this up to the Township.

Item 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 following business was discussed:

2. SUSAN PANNABECKER – VARIANCE REQUEST

Ms. Pannabecker is seeking a variance for the permission to place an animal shelter at 160 Oley Line Road. Ms. Pannabecker stated that the neighbors did not have a problem with it.

The request is relief from Section 606.2 Agricultural Use Regulations – No farm or any other outbuilding other than a dwelling shall be constructed closer than seventy-five feet to any property line. The relief requested would be the construction of an outbuilding to be permitted as close as 5-feet to the rear and side of the property line and a car garage shed.

Mr. Wilson asked Ms. Pannabecker if the shelter was already erected, to which she responded it was.

Ms. Pannabecker stated that the animal shelter would protect the horses from rain, sun, snow, sleet and wind and it was the only feasible location on her property.

MOTION BY Mr. Krafczek, seconded by Mr. Schwartz to recommend the Zoning Hearing Board approve the variance due to the shelter being within the paddock area and it being an appropriate use in the Agricultural Preservation District. The motion carried unanimously.

3. DAVID AND GAIL KESSLER – SPECIAL EXCEPTION

Mr. Kessler stated that his property is located on the corner of Limekiln Road and Oley Turnpike Road. The property was formerly used as a sewing machine business. Prior to that it was a residence for over 30 years. It is currently vacant.

Mr. Kessler is proposing a single-family rental unit.

MOTION BY Mr. Schwartz, seconded by Mr. Ruff to recommend the Zoning Hearing Board grant relief for a Special Exception due to the size of the lot being unsuitable for agricultural use.

4. REVIEW ZONING MAP CHANGES

- Eric Gardecki

Mr. Gardecki presented a parcel specific zoning map to the Planning Commission to get their recommendation to the Board of Supervisors.

Review Zoning Mapping Changes continued

Mr. Schwartz stated that Mr. Bittig, Mrs. Elliott, Mr. Gardecki and himself had traveled to several locations within the Township to determine whether or not it was appropriate to extend the zoning line. They inspected several properties to see if it made sense to continue or curtail the property line.

Mr. Schwartz stated that in most cases it made sense to extend the zoning line and if not they did not. It made sense in most cases to follow the property lines.

Areas reviewed with proposed zoning changes include: Five Points, Overlook Woods, High Meadow Estates/Wegman Road, Valley View Acres, Bungalow Park/Butter Lane, Mountain Park, Gerhart Lane, Oley Turnpike Road, Glen Oley Farms Marywood/Schwarzwald Heights/Ramblewood, Farming Ridge, Hunter's Run, Pineland, Daniel Boone Homestead, Grandview, Long Pond, Pheasant Run/Laurel Springs/Valley Ridge Farms, Crestwood South, Reiffon, Fairlane Road and Fairview Park/Sunset Manor.

Mr. Gardecki questioned the steps to proceed in getting the zoning map approved. Mr. Schwartz responded that it will be presented to the Board of Supervisors and if approved a public hearing will be held.

MOTION BY Mr. Schwartz, seconded by Mr. Bittig to recommend the Board of Supervisors approve the proposed zoning map changes.

5. VALLEY RIDGE FARMS REVISIONS TO LOTS 31 AND 32

No one was present to represent this plan.

6. SKAIST SUBDIVISION – SKETCH PLAN FOR RECORD - Steve Bensinger

GVC reviewed the Skaist Subdivision Sketch Plan for record (reference letter dated June 27, 2002).

The proposed subdivision is located on the southern side of Devon Drive, east of Lowell Drive in Glen Oley Farms. The plan proposes the subdivision of an existing 3.3-acres into two lots, one of which contains an existing dwelling. The existing lot is a combination of Lots 37, 38 and 39 of the Glen Oley Farms, Section 1 Subdivision.

Skaist Subdivision continued

MOTION BY Mr. Bittig, seconded by Mr. Schwartz to recommend the Board of Supervisors approve the Skaist Subdivision pending receipt of the PA DEP approval letter. The motion carried unanimously.

7. FILLIPINI TRACT – EXETER GOLF CLUB ESTATES PHASE VI

- Lon Seitz

GVC reviewed the Exeter Golf Club Estates Phase VI Sketch Plan (reference letter dated June 28, 2002).

The proposed subdivision is located on the north side of Scotland Drive. The plan proposes to subdivide a 5.7-acre tract into 12 lots with single-family detached homes.

Mr. Seitz explained that they would be creating an easement to continue and maintain the emergency access.

Mrs. Geiger asked if a storm water management report was going to be done to which Mr. Seitz responded “yes”.

Mrs. Elliott stated that Scotland Drive was not adequate to handle all the traffic. Ms. Chew of Exeter Golf Club Estates had major concerns with all the traffic on Scotland Drive. Mr. Bittig stated that the ability of the plan should be rejected due to the road and the safety hazards. Mr. Schwartz stated that an analytical study needed to be done to determine what Scotland Drive would be able to handle. Mr. Schwartz said he didn't have a problem with the design and an addition of 12 homes but questioned whether Scotland could handle both or if a 20' cartway would be wide enough to handle the traffic? Mr. Seitz stated that there was no on-street parking permitted on the 20' cartway and that Scotland Drive could handle the traffic at 25 MPH. Mr. Seitz stated that when they do a preliminary plan they will do a traffic study to see which way they would go. Mr. Bittig suggested that PennDOT be notified of Shelbourne Road and all the safety concerns.

Mr. Schwartz stated that the lot depth-to-width ratio should be revised in the Subdivision and Land Development Ordinance and that it should not be the only requirement.

Mr. Schwartz stated that the community covenant should be looked into.

Mr. Bittig said that PennDOT should get involved and that the State Senator be contacted.

8. FOLINO/BENSINGER – INFORMAL DISCUSSION - Steve Bensinger

Mr. Bensinger stated that Mr. Folino owned an .8-acre tract in the Highway Commercial District at 6721 Perkiomen Avenue. He needed direction on the entrance and exit due to there being no defined driveway. Parking currently exists in the front of the building and the curb lines are 20' wide.

Mr. Folino wants to divide it into 3 stores (one story only). He plans to add an additional 2,000 s.f. to the existing 3,500 s.f. building.

Mr. Bensinger stated that the 18 spaces would meet the old requirements. Mr. Schwartz asked if the employees could park behind the building. Mr. Ruff suggested "L" shaped parking but Mr. Bensinger stated that they wanted the parking close to the front doors. Mr. Schwartz stated that it would be contingent upon what PennDOT requires you to do.

9. EGAN AUTOMOTIVE – PRELIMINARY/FINAL PLAN - Steve Bensinger

GVC reviewed the Egan Automotive Specialist Preliminary/Final Land Development Plan (reference letter dated June 28, 2002).

The proposed land development is located on the southern side of Rt. 422 west of Red Lane Road.

Mr. Bensinger stated the plan was revised to one driveway. He stated there are 3 existing spotlights on the building to light the walkways and the parking meets the 21' requirement from the street right-of-way line in the Highway Commercial District. An Environmental Assessment Statement was submitted but he hadn't heard anything back and the PA Historical and Museum Commission will be contacted to determine if this development will have any potential impact on any historical or archaeological resources.

Mr. Bensinger stated he would provide a written copy of the approval letter from PA DOT for the proposed driveway intersection and he will need approval of the Improvements Agreement prior to the submission of the cost estimate.

Mr. Bensinger stated a stormwater management report was submitted to Mr. Peifer (GVC) for review.

MOTION BY Mr. Schwartz, seconded by Mr. Ruff to recommend the Board of Supervisors grant a waiver for the access drive to remain private due to the pond being privately owned. The motion carried unanimously.

Egan Automotive Preliminary/Final Plan continued

MOTION BY Mr. Schwartz, seconded by Mr. Bittig to recommend the Board of Supervisor grant the preliminary plan as submitted. The motion carried unanimously.

MOTION BY Mr. Schwartz, seconded by Mr. Bittig to recommend the Board of Supervisor approve the final plan pending receipt of a letter of approval from the PA Historical Museum Commission, Township Sewer Authority and PA DEP. The Certificate of Accuracy and Ownership being executed and working out details of the pond. The motion carried unanimously.

11. PIONEER CROSSING PEAK POWER GENERATING FACILITY SKETCH PLAN

- **Allen Peterson**
- **Chuck Packard**
- **Joe Catina**

GVC reviewed the Pioneer Crossing Peak Power Facility Sketch Plan (reference letter dated July 2, 2002).

The proposed land development plan is located in the Pioneer Crossing Landfill. Mr. Peterson (Ingenco) introduced the facility with a slide show. They are proposing to design, build and regulate a power generation facility. Ingenco manufactures plants in Richmond, Virginia since 1989 and have built 9 different facilities (2 landfill gas burning facilities). Mr. Peterson stated that Landfills produce 120 million BTAU of methane gas that is equivalent to 7,600,000 gallons of heating fuel per year and operating peak demands 7 a.m. to 10 p.m. (always attended). The slideshow review concerns and benefits:

Concerns: Air Emissions – required to obtain air permit from PA DEP
Traffic – main access is from Rt. 422.
Lighting - low level lighting.
Sound - facility very quiet and are regulated.
Visual impact.

Benefits: Beneficial use of gas resources.
Provide alternate way to combust
Employment

Mrs. Starr stated that Pioneer Crossing Landfill would not own the Power Facility to which Mr. Peterson stated they would not but they would have a long-term contract (10 years with a 5 year option). Mrs. Starr asked if the plant would be operating at the same time as the park, which Mr. Peterson had no knowledge of. Mrs. Starr had concerns

Planning Commission minutes

July 2, 2002

Page 7 of 8

Pioneer Crossing Peak Power Generating Facility Sketch Plan continued

about the noise and the homes close to the plant and Mr. Peterson stated that the decibel levels are appropriate for residential areas. Mrs. Starr asked about the air quality and if it would be monitored by the Clean Air Act to which Mr. Peterson responded that with a plant this size, it would not be required. Mr. Peterson stated that not all gases would be consumed, however, it would reduce the nox level relative to the engine being low in emissions (including nox) and conferring of landfill gas and liquid use (reduces temperatures not emissions).

Mrs. Kircher asked about the dioxin issues and if the plan would be taken before the Berks County Planning Commission. Mr. Schwartz responded that all plans go the Berks County Planning Commission.

Mrs. Geiger asked about the odor level and Mr. Peterson stated that they had never had a complaint; the gas emissions are trapped and flared (no visible emissions/no odor).

Mr. Wilson interrupted and stated that the Planning Commission was here to review the plan.

Mr. Catina (Ingenco Construction Manager) stated that they were rerouting the weigh scale road (175' x 50') subject to GPU studies and that the fuel oil storage facility must meet the regulations of the Fire Marshal and a spill response plan with DEP. Mr. Catina explained that the cooling towers are low speed with low noise spectrum.

Mr. Schwartz stated that the approval letter from the Water Company should include volumes and pressures.

Mr. Schwartz asked what happens to the plant after they shut done and Mr. Catina explained that it would be sold and removed to another location. Mr. Wilson had concerns with Ingenco not owning the property and if Red Lane Road was closed off there would be no emergency access and they should make sure they have clear access paths. Mr. Catina stated that anything inside the building is not flammable except the gas with emergency shut off.

Mr. Howell asked if Ingenco applied for an air permit and asked if it was posted in the newspaper and this will create more pollution than electricity produced.

Mr. Peifer stated that they may have to go to the Zoning Hearing Board depending on which zoning district they are in. Mr. Ruff stated they would have to get a waiver of the plan scale.

12. ST. CATHARINE OF SIENA – REZONING

- Madelyn Fudeman

Ms. Fudeman stated that St. Catharine is on a 25-acre parcel with 6-acres undeveloped. St. Catharine is proposing a parish building for a kindergarten and preschool with two meeting rooms (over 1600 s.f.). Ms. Fudeman stated that if the property would be rezoned it would be a permitted use. Mr. Bittig stated that St. Catharine purchased the property with knowledge of all restrictions and they were already granted a Special Exception for the church and a variance for the ball fields and pavilion. Mr. Ruff stated that a precedence be set for the church and for future development up to Rt. 562. Mr. Dolan was explaining that the St. Catharine schools are presently using trailers for classrooms.

Rezoning from Agricultural Preservation District to Rural District:

The Planning Commission is not in favor of rezoning and had concern of the neighboring property owners.

Special Exception:

The Planning Commission is not in favor of a Special Exception due to it opening up all of the land.

Accessory uses and structures to the above permitted uses when on the same lot as the permitted use:

Mr. Schwartz explained the Planning Commission can not make a recommendation due to the church was already granted a Special Exception. Mrs. Franckowiak stated that a Special Exception would be granted with conditions and restrictions and would be interpreted by the Zoning Hearing Board.

13. ADJOURNMENT

MOTION by Mr. Schwartz seconded by Mr. Ruff, to adjourn the July 2, 2002 meeting of the Exeter Township Planning Commission at 11:11 p.m. The motion carried unanimously.

Respectfully submitted,

John F. Ruff, PE
Planning Commission Secretary

PAG

Correspondence to:

BOS: Zoning Map Changes, Skaist Subdivision, Egan Automotive Spec. waiver request
ZHB: Susan Pannabecker Variance Request and Kessler Special Exception

