

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
TUESDAY, AUGUST 6, 2002

The Regular Meeting of the Exeter Township Planning Commission was held on Tuesday, August 6, 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

1. MINUTES

MOTION by Mr. Schwartz, seconded by Mr. Bittig, to approve the minutes of the July 2, 2002 Planning Commission Meeting as corrected:

Item 11. Pioneer Crossing Peak Power Generating Facility Sketch Plan - 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 converting of landfill gas and liquid use (reduces temperatures not emissions).

Item 12. St. Catharine of Siena - Rezoning – Mr. Ruff stated that a precedent be set for the church and for future development along Route 562.

The following business was discussed:

2. PA HISTORICAL MUSEUM COMMISSION-INFORMAL DISCUSSION

- Mark Schwager

Mr. Schwager is proposing a project for Daniel Boone Homestead and was inquiring what had to be done to have the plan go thru. He wanted to know if the plan would be subject to going thru Sketch, Preliminary and Final Plan stage as recommended in the Subdivision and Land Development Ordinance. They are proposing to build a new visitor center in two parts. The new visitor center will have expansions to the east and to the west.

They are proposing to modify parking and realign the driveway to accommodate bus traffic and correct pedestrian and vehicular conflicts. This will create a one-way traffic pattern. The current 18-ft. wide access drive will be extended to 24-ft. Mrs. Geiger asked if the parking would be paved or gravel and what the increase spaces would be to which Mr. Schwager responded that it would be paved, an additional 4 spaces would be added to get handicapped spaces closer to the entrance for ADA requirements.

Mr. Schwager showed an architectural plan showing the new visitor center:

Phase I to include a lobby, administrative offices and classrooms.

Phase II to include gift shop, orientation room, management offices, exhibit area and theater.

The proposed building will be stone and wood siding with a metal roof. Mrs. Geiger asked how many visitors they have during a year to which Mr. Schwager responded about 80,000 to 100,000 per year.

Mr. Schwager stated that they will go thru PA DEP and BCCD as part of general building procedures but wanted to know what the Township would require. Mrs. Franckowiak stated that it was not a substantial change of use that he could go thru building permit procedures with the appropriate plans (L&I would be needed).

Mr. Bittig had concerns that it was a major expansion and that a plan should be filed.

Mr. Ruff stated that a final plan be submitted to the Township and to Berks County Planning Commission. Mr. Bittig stated that a final plan would be described with scope of changes and land use. Mr. Wilson asked that an access be placed to the rear of the building for emergencies.

3. MATT BRENNAN – INFORMAL DISCUSSION

Mr. Hubert Brickey stated that he had a 12-acre parcel on Rugby Road and Kinsey Hill Drive. He stated that Matt and his neighbor wanted to expand their lots and purchase 10-acres from him. Matt had a plan but he did not have a copy.

4. FAIRVIEW PARK II SUBDIVISION – INFORMAL DISCUSSION

Mr. Kent of Kent Surveyors called earlier in the day stating that he would not be able to attend tonight's meeting.

5. VALLEY RIDGE FARMS REVISIONS TO LOTS 31 AND 32 -Todd Babcock

GVC reviewed the Valley Ridge Farms Revision to lots 31 and 32 Sketch Plan for Record (reference letter dated July 25, 2002).

Mr. Babcock stated that the plan is revising the layout of the drainage easement. He had received approval from PA American Water, Berks County Conservation District and Berks County Planning Commission.

Mr. Babcock stated that Rockhaven Court extended up the hill to revise the stormwater swale; the grade didn't change.

MOTION BY Mr. Bittig, seconded by Mr. Ruff to recommend the Board of Supervisors approve the Valley Ridge Farms revisions to lots 31 and 32 subject to receipt of authorizing letter from the Sewer Authority. The motion carried with Mr. Krafczek, Mr. Bittig, Mrs. Elliott, Mrs. Geiger and Mr. Ruff voting in favor and Mr. Schwartz and Mr. Wilson voting opposed.

Mr. Babcock addressed concerns of a letter he had received from the Planning Commission regarding trees that were never replaced in Valley Ridge Farms. He stated that Forino Development had to seek permission from the Board of Supervisors to plant the trees; it was not part of the plan. Mr. Babcock counted all the trees in Valley Ridge Farms and every one was accounted for according to plan. Mr. Schwartz responded that a representative from Forino stated at a Planning Commission meeting that the trees would be replaced and that is what is expected. Mr. Babcock assured Mr. Schwartz that if there is a record of this promise Forino will comply to it.

6. GLEN OLEY FARMS SECTION 3 PRELIMINARY/FINAL PLAN - Brian Boyer

GVC reviewed the Glen Oley Farms Section 3 Preliminary/Final Plan (reference letter dated August 2, 2002).

The proposed subdivision is located on the southwest of Oley Turnpike Road and Beecham Road.

Mr. Boyer stated that he will contact the Township Sewer Authority to indicate that the location and size of the lot will meet their existing and long term needs for the pump station. He explained that the lot for the sewage pump station is located close to the road

Glen Oley Farms Section 3 Preliminary/Final Plan continued

for easy access for the Township Waste Water Treatment Plant to better serve the community. Mr. Peifer stated that he would check out a preexisting similar building and get back to him.

Mr. Bortz stated that the subdivision name would be Lake View at Glen Oley Farms.

Mrs. Elliott asked if the sewer would be adequate to serve the rest of the Glen Oley Farms to which Mr. Boyer responded it would.

7. GLEN OLEY FARMS SECTION SEWAGE FACILITY PLANNING MODULES

MOTION BY Mr. Schwartz, seconded by Mr. Bittig to direct the Planning Commission Secretary to sign the Glen Oley Farms Sewage Facility Planning Modules. The motion carried unanimously.

8. PATHFINDER MEADOWS SECTION 2 PRELIMINARY PLAN

- Brian Boyer

GVC reviewed the Pathfinder Meadows Section 2 Preliminary Plan (reference letter dated August 2, 2002).

The proposed subdivision is located on the northeastern side of Schoffers Road opposite Pennsylvania Avenue.

Mr. Boyer stated that a note would be placed on the plan regarding the preservation of the trees due to the regulations requiring a more positive approach to the protection of trees. Mr. Boyer informed the Planning Commission that he would include the trees on the plan; all 12-inch trees in the conservation will be preserved.

Mrs. Elliott suggested a note be placed on the plan to advise buyers of the wetlands and the need to get proper permits. Ms. Elliott stated the wetlands be used as open space to which Mr. Boyer responded the lot is proposed larger in order to accommodate the wetlands. Ms. Kircher stated that the realtors should put something at the entrances to let buyers aware of the conservation district and deed restrictions. Mr. Boyer is proposing a conservation easement as a deed restriction. Mrs. Franckowiak stated that neighborhood policing in the community is working for several other developments by residents reporting any prohibited work being done in the conservation easement.

Pathfinder Meadows Section 2 continued

Mr. Peifer suggested that Schoffers Road should be considered a collector street and a 60-foot right-of-way and a 30-36-ft. cartway and this would increase the site distance.

Mr. Boyer was requesting a waiver for the cartway width, the existing right-of-way width is 33-feet. Mr. Krafczek stated he would approve of the waiver for a 30-foot cartway to the north. Mr. Ruff stated the Board of Supervisors take action now to create a wider road. Mr. Bittig recommended the Planning Commission plan for appropriate action; the best plan would be to condemn that piece of land and widen the whole road.

MOTION BY Mr. Ruff, seconded by Mr. Bittig to recommend the Board of Supervisors not grant a waiver for the cart width. Motion carried with Mr. Schwartz, Mr. Wilson, Mrs. Geiger, Mrs. Elliot, Mr. Ruff and Mr. Bittig voting in favor and Mr. Krafczek voting opposed.

Mr. Schwartz commented they owned the other side of the road; it should have been in their planning process.

MOTION BY Mr. Bittig, seconded by Mr. Schwartz to recommend the Board of Supervisors grant a waiver of lot depth to width ratio for lot 88, 89 and 90. Motion carried with Mr. Schwartz, Mr. Wilson, Mrs. Geiger, Mr. Krafczek, Mr. Ruff and Mr. Bittig voting in favor and Mrs. Elliot voting opposed.

MOTION BY Mr. Schwartz, seconded by Mr. Bittig to recommend the Board of Supervisors grant a waiver for lots 138 and 163 for clarification, which have a depth to width less than 1 to 1, the minimum recommended. Motion carried with Mr. Schwartz, Mrs. Elliot, Mrs. Geiger, Mr. Krafczek, Mr. Ruff and Mr. Bittig voting in favor and Mr. Wilson voting opposed.

Mr. Schwartz recommended they talk to the Board of Supervisors about recreation and open space plans. He also recommended the intersection of Rt. 562 and Shelbourne Road be studied. Mr. Boyer responded there would be retiming of the light.

Mr. Bittig asked if they were considering annexing Lot A to the University Rifle Club that a note be placed on the plan that it would not be a buildable lot, to protect the properties below. He had concerns that the URC would get squeezed out. Mr. Boyer stated the lot was entirely in the conservation easement and referred to note 36 on the plan listing the existence of the URC and it's grandfathered use.

Mr. Peifer suggested they submit a new profile for Schoffers Road.

9. DUTCH COLONY – PRELIMINARY LAND DEVELOPMENT PLAN

- Bob Ludgate
- Ken Wagner

GVC reviewed the Dutch Colony Preliminary Land Development Plan (reference letter dated July 18, 2002).

The proposed land development is located on the northern side of Rt. 422 opposite 47th Street.

Mr. Ludgate explained there would be 3 separate building lots (stand alone lease lots) which they plan on maintaining ownership:

1. New hotel
2. Proposed restaurant (Appleby's)
3. Retail pad (nothing proposed at this time)

Mr. Ludgate stated that it would be a traditional PennDOT entrance and a second entrance for release regulator. Mr. Wilson had concerns that the second entrance would be a hazard for stopped traffic turning in after the light. Mr. Wagner responded that there were originally 4 curb cuts and they are reducing down to 2 and that it is needed mainly for emergencies. Mr. Wagner said they will know more when they get PennDOT's review. Mr. Schwartz suggested travel lines be painted for traffic turning out of 47th Street to prevent back up traffic.

Mr. Wagner understood that the 40-foot height maximum and the maximum paved area would have to be submitted before the Zoning Hearing Board.

10. COMMERCE BANK PRELIMINARY LAND DEVELOPMENT PLAN

GVC reviewed the Commerce Bank Preliminary Plan (reference letter dated July 22, 2002).

No one was in attendance to present the plan.

11. AMBERHILL SUBDIVISION – PRELIMINARY PLAN

- Greg Bogia
- Walter Greth

GVC reviewed the Amber Hill Subdivision Preliminary Plan (reference letter dated August 1, 2002).

The proposed subdivision is located on the southern side of Boyertown Pike, east of Schoffers Road. They are proposing a 42-lot subdivision, one lot is being proposed as a possible church. The existing cartway width of Schoffers Road is 18-ft. and the required width is 30-ft. without on-street parking. Mr. Bogia stated that a traffic study will be done on Rt. 562. Mr. Schwartz stated that the road improvements on Schoffers Road should have the adequate right-of-way.

Mr. Schwartz recommended that street lighting may not be necessary for the development as a whole; however light at the entrances would make it more visible from the road. Mr. Peifer recommended pavement marking.

Mr. Peifer recommended a 34-ft. cartway with no sidewalks and that travel lines be painted due to the 6-inch pavement dropping to the swale.

MOTION BY Mr. Schwartz, seconded by Mr. Bittig to recommend the Board of Supervisors grant a waiver for the two proposed intersections on Rt. 562 being separated by only 690-ft. The motion carried unanimously.

MOTION BY Mr. Bittig, seconded by Mr. Krafczek to recommend the Board of Supervisors grant a waiver of lot depth to width ratio for lots 32, 33 and 40. The motion carried unanimously.

12. LEESPORT BANK PRELIMINARY LAND DEVELOPMENT PLAN

- Jana Epeheimer

GVC reviewed the Leesport Bank Preliminary Land Development Plan (reference letter dated August 2, 2002).

The proposed development is located along Perkiomen Avenue adjacent to the main entrance to the former K-Mart Store.

The plan contains a parking space to be reserved for delivery vehicles only.

Ms. Epeheimer stated they have a verbal agreement with Boscov's for use of their parking lot, but they want to obtain a written agreement. She stated that there would be

Leesport Bank Preliminary Land Development Plan continued

less impact on the sewage and water than there was before and Mr. Peifer asked for a letter of acknowledgement.

Mrs. Geiger asked when they planned on opening to which Ms. Linda Mensh responded in the spring.

Mr. Krafczek asked if they would meet requirements without the leased spaces and Ms. Mensh said "Yes".

MOTION BY Mr. Schwartz, seconded by Mrs. Geiger to recommend the Board of Supervisors approve the Leesport Bank Preliminary Land Development Plan with all outstanding issues in GVC's August 2002 letter being addressed at Final Plan stage. Motion carried with Mr. Schwartz, Mrs. Elliot, Mrs. Geiger, Mr. Krafczek, Mr. Ruff and Mr. Bittig voting in favor and Mr. Wilson abstaining.

13. FLEETWOOD INDUSTRIES – REVISION TO FINAL PLAN

- Bob Ludgate

GVC reviewed the Fleetwood Industries revision to the Final Land Development Plan (reference letter dated August 6, 2002).

Mr. Ludgate stated that they are relocating the detention basin to reserve more trees along Prospect Street. They are also proposing to add a concrete slab for a mechanical dust collection unit.

MOTION BY Mr. Schwartz, seconded by Mrs. Geiger to recommend the Board of Supervisors grant waivers for the southwestern slope of the detention basin and for the grade of the ramp which is private. The motion carried unanimously.

MOTION BY Mr. Schwartz, seconded by Mr. Krafczek to recommend the Board of Supervisors approve the Fleetwood Industries Revision to the Final Land Development Plan. The motion carried unanimously.

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14. ADJOURNMENT

MOTION by Mr. Schwartz seconded by Mr. Ruff, to adjourn the August 6, 2002 meeting of the Exeter Township Planning Commission at 11:16 p.m. The motion carried unanimously.

Respectfully submitted,

John F. Ruff, PE
Planning Commission Secretary

PAG

Correspondence to:

BOS: Valley Ridge Farms Revision to lot 31 and 32
BOS: Leesport Bank Preliminary Plan
BOS: Fleetwood Industries Revision to Final Plan
BOS: Pathfinder Meadows waiver request
BOS: Amber Hill waiver request

