

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
TUESDAY, SEPTEMBER 3, 2002

The Regular Meeting of the Exeter Township Planning Commission was held on Tuesday, September 3, 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

OTHERS IN ATTENDANCE: Craig Peifer, GVC Consulting Engineer
Pattie Geise, PC Secretary

ABSENT: Cheryl Franckowiak, Zoning Officer
J. D. Krafczek
Laurie Elliott
Dottie Geiger

1. MINUTES

MOTION by Mr. Schwartz, seconded by Mr. Bittig, to approve the minutes of the August 6, 2002 Planning Commission Meeting as corrected:

Item 2. PA Historical Museum Commission. Mr. Bittig stated that a final plan would be described with scope of changes and land use.

Item 9. Dutch Colony. Mr. Ludgate explained there would be 3 separate building lots. Mr. Schwartz suggested travel lines be painted for traffic turning out of 47th Street to prevent back up traffic.

The following business was discussed:

2. FAIRVIEW PARK II - INFORMAL DISCUSSION

- Andy Kent

Mr. Kent stated that in 1993 this subdivision was approved, but since then, the zoning has changed. They are proposing to keep the streets and storm drainage the same, just reduce the number of lots to comply with the current zoning. Engineering would have to set up new escrow agreements. Mr. Bittig stated that there was a note on the plan for Erosion and Sedimentation Control to be prepared for each individual lot. Mr. Schwartz asked if

the parcel would be owned by a developer or be sold as individual lots. Mr. Kent did not have an answer.

Mr. Bittig stated that all plans should be prepared in accordance with the current ordinances. Mr. Kent stated that in the event that storm drainage changed he would have it redone and have an engineer take a look at it before Mr. Peifer (GVC).

Mr. Wilson had traffic concerns with where it is going to go on Rt. 422. Mr. Wilson said this will create a bottleneck and that is part of our responsibility. Mr. Bittig stated that a traffic study would have to be done. Mr. Schwartz stated that they would have to look at the traffic impact and they won't know how bad it is until a study is done. Mr. Kent agreed that having a traffic study done was no problem. Mr. Peifer stated that a sewer-planning module be submitted.

3. HELEN WEIDNER REVISED SUBDIVISION – SKETCH PLAN FOR RECORD

No one was present to represent the plan.

4. BROOKSIDE SUBDIVISION – SKETCH PLAN

- Scott Sweigart
- John Vitillo
- Jana Eppeheimer (Vitillo)

GVC reviewed the Brookside Subdivision Sketch Plan (reference letter dated August 30, 2002).

Brookside Subdivision proposed Sketch Plan is located on the northern side of Woodside Avenue, which is currently Heidelberg Avenue and seems to be an extension of Brookside Drive with 22 lots. The subdivision proposes to extend Brookside Drive as a cul-de-sac street.

Mr. Sweigart stated that the title company verified the ownership status of Brookside Drive. Mr. Schwartz stated that when a development has more than 20 dwelling unit proposed there should be a minimum of two (2) means of ingress and egress unless the Board of Supervisors grants a waiver. The plan should show the minimum street right-of-way widths according to the Township Ordinance.

Mr. Schwartz stated that a 24-ft. cartway would be acceptable with no off-street parking. The Township Board of Supervisors encourages the design of through streets. Cul-de-sac

Brookside continued

streets are discouraged when other options are available. Hillside Avenue could be extended to intersect with the proposed Brookside Drive creating a through street if the applicant has access to Hillside Avenue or a through street established through Parcel B to Brookside Drive. Mr. Ruff had concerns with public safety and did not agree with the plan stating it would be in their best interest to connect.

Mr. Wilson had concerns with the storm water run off into Antietam Creek due to it already flooding. Mr. Wilson stated that the lot lines of lots 11, 12, 13 and 14 should be kept out of the 100-year flood plain.

5. LAKEVIEW AT GLEN OLEY FARMS-PRELIMINARY PLAN

- Jana Eppeheimer
- John Vitillo

GVC reviewed Lakeview at Glen Oley Farms F/K/A Glen Oley Farms Section 3 (Rev.) Preliminary Plan (reference letter dated August 29, 2002).

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

Mr. Peifer recommended that the speed limits and road grades be noted on the plan and the required safe stopping distances indicated. Ms. Eppeheimer stated the sight distance was adequate and the sewer planning modules have been submitted to PADEP.

MOTION BY Mr. Schwartz, seconded by Mr. Bittig to recommend the Board of Supervisors approve the Lakeview at Glen Oley Farms Preliminary Plan contingent upon all outstanding issues being resolved at final plan stage. The motion carried unanimously.

6. PATHFINDER MEADOWS SECTION 2 PRELIMINARY PLAN

- Jana Eppeheimer
- John Vitillo

GVC reviewed the Pathfinder Meadows Section 2 Preliminary Plan (reference letter dated August 29, 2002).

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

Pathfinder Meadows Section 2 Preliminary Plan continued

Schoffers Road should be considered a collector street and should have a 60-ft. right-of-way and 30 to 36-foot cartway. Mr. Bittig requested Great Valley Consultants take a look at the grading and improvements for Schoffers Road.

Ms. Eppeheimer stated that a letter from the sewer authority for minor changes had been done.

Mr. Vitillo said the detention pond would be dedicated to the Township or put to lot 127. Mr. Bittig asked if the University Rifle Club agreed to take over lot A and if there was an agreement? URC representative stated that he was aware of the agreement.

Mr. Bittig had concerns with the traffic during the morning rush hours being a development of 96 homes.

Mr. Bittig stated that he read the Environmental Assessment Report and more than 75 percent of the parcel is woodland and wanted to know if an endangered species survey had ever been done? Mr. Vitillo said the report from D.E.P. came back clean. Mr. Bittig stated that he would like a copy of the report.

Mr. Schwartz stated that the significant issue is Schoffers Road and Mr. Vitillo said they would include a Schoffers Road improvement plan. Mr. Peifer stated that the Board of Supervisors would resolve the issue in the next couple of weeks.

MOTION BY Mr. Schwartz, seconded by Mr. Bittig to recommend the Board of Supervisors approve the Pathfinder Meadows Section 2 Preliminary Plan subject to the cartway width on Schoffers Road being resolved by the Board of Supervisors in a couple of weeks. The motion failed to carry with Mr. Bittig voting in favor and Mr. Schwartz, Mr. Ruff and Mr. Wilson voting opposed.

Mr. Schwartz stated he was not comfortable with the splitting of the wetlands into little parcels and wished that they had a better solution. Mr. Wilson stated that everyone had a piece of the wetlands and individuals should not own them because there is no way to control it. Mr. Bittig stated that the Board of Supervisor should adopt an ordinance to control the wetlands.

7. AMBER HILL SUBDIVISION – PRELIMINARY PLAN

- Greg Bogia
- Walter Greth

GVC reviewed the Amber Hill Subdivision Preliminary Plan (reference letter dated August 30, 2002).

The proposed subdivision is located on the southern side of Boyertown Pike, east of Schoffers Road.

Mr. Bogia stated that all issues in Mr. Peifer's review letter have been addressed. Mr. Peifer asked if they received a letter from the Sewer Authority to which Mr. Bogia said "No".

Mr. Wilson stated that if the church across the street would be permitted to allow schools, he felt it would be necessary for sidewalks in order to prevent children from being on the street. Mr. Bogia stated that the students would be bussed and the church would be responsible for the cross walk due to it being in their interest.

Mr. Bittig asked if an endangered species survey had been done on the woodlands. Mr. Bogia stated that the PA Natural Diversity had shown no endangered species and it was approved June 13, 2002.

Mr. Bittig asked if a stormwater management report was done for this tract. He had concerns of the tract they are selling to the church and all the water runoff going to pour into the Farming Ridge Development; it needs to be kept on site. Mr. Greth responded that most of the water would be collected in the detention pond. Mr. Bogia stated that there is less runoff than there is today (60% better). In response to Mr. Bittig's concern, Mr. Greth agreed to construct a berm to keep bypass area run off from flowing onto the McCoy property and PA 562, and thence into Farming Ridge. Mr. Bittig also questioned the adequacy of run off control at the northeast corner of the tract. He was concerned that outflow from the detention basin would overload the PennDOT catch basin and 18" pipe under PA 562 and cause flooding in the Ritter's Road/Walnut Road area. Mr. Greth stated that Stackhouse, Seitz and Bensinger did a review and Great Valley Consultants review stated it was OK, who are they suppose to believe? Mr. Bittig responded that the Township ordinance "SUCKS"!

Mr. Bittig also expressed concern about the stabilization of the 33% grade proposed for the east side of the tract, and the potential for severe erosion and flooding of the Sherker property.

MOTION BY Mr. Schwartz, seconded Mr. Bittig recommended the Board of Supervisors approved the Amber Hill Subdivision Preliminary Plan. Motion carried with Mr. Schwartz, Mr. Bittig and Mr. Ruff voting in favor and Mr. Wilson voting opposed.

8. LEESPORT BANK – FINAL LAND DEVELOPMENT PLAN

- Jana Epeheimer

GVC reviewed the Leesport Bank Final Land Development Plan (reference letter dated August 29, 2002).

The proposed land development is located along Perkiomen Avenue adjacent to the main entrance to the former Kmart Store.

Ms. Epeheimer stated that the lighting plan has not been received from the architects and an agreement with Boscov's is being reached for their leasing of the property.

Ms. Epeheimer stated that the lighting will be removed and a canopy will be placed in the drive thru. Ms. Epeheimer stated that the site distance would be corrected.

MOTION BY Mr. Bittig, seconded by Mr. Schwartz to recommend the Board of Supervisors approve the Leesport Bank Final Plan pending all issues in GVC's letter being resolved and the review and approval of the lighting plan. The motion carried with Mr. Schwartz, Mr. Ruff and Mr. Bittig voting in favor and Mr. Wilson abstaining.

**9. PIONEER CROSSING DISTRIBUTED GENERATING FACILITY
PRELIMINARY PLAN**

- Joe Katino

GVC reviewed the Pioneer Crossing Distributed Generating Facility Preliminary Land Development Plan (reference letter dated August 29, 2002).

The proposed land development is located in the Pioneer Crossing Landfill. The Light Industrial and General Industrial zoning district lines appear to be drawn approximately 200-ft. south of its actual location, asking the zoning officer to provide the final interpretation regarding the location of the zoning district boundary line. The proposed facilities are located in the General Industrial District, which does not permit electric power production by right or special exception, however it does permit sanitary landfills by conditional approval subject to the Exeter Township Landfill Ordinance.

General Industrial or Light Industrial Zoning District needs to be interpreted whether this is a landfill use. Mr. Peiffer stated that it may apply to the landfill use but an interpretation would be needed from Attorney Hoffert.

Mrs. Starr asked why the property was not going to be leased because it was on the plan submitted to D.E. P. Mr. Katino responded more lawyers get involved with a lease. Mr. Schwartz stated that this was not a planning issue.

Pioneer Crossing Distributed Generating Facility Preliminary Plan continued

Mr. Schwartz stated that Mr. Hoffert would interpret improvements to the land.

Mrs. Starr referred to an attachment from Industrial Power Generating Corp submittal and suggested they resubmit new application to D.E.P. for common ownership. Mr. Schwartz stated that it is allowed by law and John Hoffert will interpret it for us. It is not a Planning Commission issue. Mrs. Starr asked if the Planning Commission issues involve where the power goes? Mr. Schwartz responded "No".

Mrs. Kircher asked about the noise going from 6 megawatts to 12 megawatts? Mr. Katino responded that the next plan will be below 12 megawatts and they have to follow Federal rules.

Mr. Katina stated that the storm water from Berks County Conservation District and the storm water management report are pending from the landfill.

Mr. Peifer acknowledged that it should be determined if curbing or sidewalk should be installed along the Red Lane frontage

MOTION BY Mr. Schwartz, seconded by Mr. Ruff to recommend the board of Supervisors grant a waiver to for curbing and sidewalk along Red Lane due to the nature of the land. The motion carried unanimously.

Mrs. Kircher was concerned about emissions and the water issues and how much they are going to use? Mr. Katino responded in order to discharge cooling into the sewer system they may use approximately 96,000 gallons per day (approximately 2 EDU's). Mr. Katino stated that they are not in operation all the time. Mr. Wilson asked if they received a letter from the water company stating they can supply it to which he did not.

Mr. Schwartz stated that an Environmental Assessment Statement should be done as soon as possible; it is part of preliminary plan.

Pioneer Crossing Distributed Generating Facility Preliminary Plan continued

Mrs. Kircher stated that as a concerned citizen she had requested a public hearing on the proposed Ingenco Power Plant re: air quality, noise, zoning, water consumption, etc.

Mr. Schwartz stated that Exeter Township should be in the water supply business and not have to rely on PA American Water. The Planning Commission received a letter from EAC to make sure this is addressed in the Environmental Assessment Statement also D.E.P. Air Quality Program plan approval for their facility.

Mr. Peifer stated that the parking lot and access drive need to be paved per the ordinance.

Mr. Katino invited everyone to tour their existing generating facilities.

10. RECOMMENDATION FOR PARCEL SPECIFIC ZONING MAP CHANGES

MOTION BY Mr. Bittig, seconded by Mr. Ruff to recommend the Board of Supervisors adopt the changes to the zoning map. The motion carried unanimously.

11. ZONING ORDINANCE AMMENDMENT – RECOMMENDATION TO ALLOW AP DISTRICT TO PERMIT SCHOOLS AS A CONDITIONAL USE

The Planning Commission received a letter from the Board of Supervisor recommending Agricultural Preservation District to permit schools.

Mr. Schwartz stated that Agricultural Preservation District should be preserved; to extend sewer and water would create a road map for development. A school facility would require both a public water supply and access to sanitary sewers.

Mr. Ruff stated the Planning Commission recommended St. Catharine go before the Zoning Hearing Board and that was completely ignored. Mr. Wilson stated they should have investigated the land use before they purchased it. The Planning Commission felt adamant about not recommending a zoning ordinance amendment for the following reasons: any facility must use public water and sewer, direct access would require more roadways, all storm water must be retained on site and property owner are bound to condition use procedures.

MOTION BY Mr. Bittig, seconded by Mr. Ruff to recommend the Board of Supervisors **NOT** recommend the proposed zoning ordinance amendments. The motion carried unanimously.

12. MEETING DATE FOR WORKSHOP (Zoning and SALDO changes)

A meeting date has been set for Tuesday, September 24, 2002 at 7p.m. to be advertised to the public. All comments should be submitted to Great Valley Consultants by October 19th. A public meeting with the Board of Supervisors and the Planning Commission has been set for Thursday, October 24, 2002, which will be advertised also.

13. ADJOURNMENT

MOTION by Mr. Schwartz seconded by Mr. Ruff, to adjourn the September 3, 2002 meeting of the Exeter Township Planning Commission at 11:02 p.m. The motion carried unanimously.

Respectfully submitted,

John F. Ruff, PE
Planning Commission Secretary

PAG

Correspondence to:

BOS: Zoning Ordinance Amendments
BOS: Lakeview at Glen Oley Farms
BOS: Zoning Map Changes
BOS: Pathfinder Meadows Preliminary Plan
BOS: Amber Hill Preliminary Plan
BOS: Leesport Bank

