

**MINUTES**  
**EXETER TOWNSHIP PLANNING COMMISSION MEETING**  
**TUESDAY, JANUARY 7, 2003**

The Regular Meeting of the Exeter Township Planning Commission was held on Tuesday, January 7, 2003 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  
Laurie Elliott  
Dottie Geiger

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

**1. MINUTES**

**MOTION BY** Mr. Bittig, seconded by Mr. Schwartz, to approve the minutes of the December 3, 2002 Planning Commission Meeting as corrected:

Item 7. EXETER GOLF COURSE ESTATES PHASE V – Mr. Bittig felt it would not be possible for vehicles to see thru the 5-ft. cut on the embankment to which Mr. Borgia stated that it would and that they do meet the grades of the road.

Item 9. DUTCH COLONY PRELIMINARY LAND DEVELOPMENT PLAN–Mr. Wilson didn't like the road situation and felt the Planning Commission did not cause the delay; we try not to set a precedent.

Item 8. PIONEER CROSSING DISTRIBUTED GENERATING FACILITY – 4) DEP Permit: a. Completion of litigation – hazard harms benefits; if they don't proceed their license could be revoked. Mr. Catina explained that they are a spark-ignited process. Mr. Catina responded that they wouldn't with a plant this size; they are targeting for 50/50 but will probably be more like 35-40% landfill gasses. Mr. Wilson asked if the flare was at full capacity; is the emissions greater than it is now? Mr. Wilson stated that the whole plan be in one zoning district. Mr. Ruff asked Mrs. Franckowiak if she would be comfortable moving the zoning line and she responded that she would be.

Item 11. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDMENTS - **MOTION BY** Mr. Ruff, seconded by Mr. Schwartz to recommend the Board of Supervisors approve the changes to the Subdivision and Land Development Ordinance with the exception of the water resources and the storm water management and Ordinance 515.

The following business was discussed:

## **2. SACCAMOZZONE- CONDITIONAL USE**

Mr. and Mrs. Saccomozzone are proposing a home occupation to operate a 1-person salon at 4361 Sutton Circle.

Mrs. Franckowiak stated that Mr. and Mrs. Saccomozzone had submitted what was needed and that they had also submitted a list of their surrounding neighbors.

Mr. Bittig asked if they had adequate off-street parking? Mrs. Saccamozzone stated they had a 2-car driveway. Mrs. Franckowiak stated that anything involving a Home Occupation must be off-street parking.

Mrs. Franckowiak asked Mrs. Saccamozzone if it was just going to be herself operating the salon to which she responded, "Yes".

**MOTION BY** Mr. Bittig seconded by Mr. Schwartz, to recommend the Board of Supervisors grant the conditional use. The motion carried unanimously.

## **3. FUNK – CONDITIONAL USE**

Mrs. Franckowiak said that Mr. Funk could not be present due to a funeral.

Mrs. Franckowiak stated that Mr. Funk is proposing to operate a home office as a home occupation with a telephone and computer only, no inventory or shipping.

Mr. Bittig asked what type of business it was? Mrs. Franckowiak stated that she did not know but that it would not matter as long as they meet all criteria.

**MOTION BY** Mr. Schwartz, seconded by Mr. Krafczek to recommend the Board of Supervisors approve the conditional use for Mr. James Funk. The motion carried unanimously.

**4. EXETER TOWNSHIP SCHOOL DISTRICT – VARIANCE REQUEST**

- Matt Davenport, ELA Group
- Ernie Werstler
- Dr. Corbo

Mr. Davenport presented the Exeter Township School District Sketch Plan stating that they are developing an addition to the Senior High School (addition to the front of the building. Mr. Davenport stated that they need additional classrooms to place the 9<sup>th</sup> grade from the Junior High School due to the Jr. High not being expandable. A new cafeteria facilities, large group instruction room, new administrative office space and loading areas are also proposed. Mr. Davenport stated that there would also be a smaller addition to the rear for a music room, storage and an auditorium.

Mr. Davenport stated that they filed an application for a variance from the number of parking spaces required. A variance is being requested from Section 612, 17Q High Schools – One space per employee plus one space per three students to be accommodated at any one time. The number of parking spaces at the high school building includes 331 spaces, plus six handicapped spaces (337 total). The parking spaces for the expanded high school would be 480 spaces. An all weather (wider) track for the expanded stadium facilities is also proposed.

Mr. Davenport explained that although no new student (9<sup>th</sup> graders) drivers are anticipated, the school district will make provisions to provide additional parking in excess of the number of existing parking spaces at the high school.

Mrs. Geiger asked how they propose to take care of the traffic and have adequate service for the buses? Mr. Davenport responded that they would construct a new retaining wall, to redevelop a new vehicular turn around/drop off.

Mr. Ruff commended the School District for using their existing facility instead of a new school; Mr. Bittig agreed. Mr. Schwartz stated that a lot of students park on the streets and Mr. Bittig responded that parking is based on the high school students and additional staff members; 9<sup>th</sup> graders would not be driving.

**MOTION BY** Mr. Ruff, seconded by Mr. Biting to recommend the Zoning Hearing Board grant a variance to the Exeter Township School District because the 9<sup>th</sup> grade students would be excluded from the calculations due to them not driving. The motion carried with Mr. Schwartz, Mr. Ruff, Mr. Wilson, Mrs. Geiger, Mr. Bittig and Mrs. Elliott voting in favor and Mr. Krafczek voting opposed.

**5. EXETER TOWNSHIP SCHOOL DISTRICT- SKETCH LAND DEVELOPMENT PLAN**

GVC reviewed the Exeter Township School District Sketch Land Development Plan (reference letter dated January 7, 2003).

Mr. Davenport stated that a traffic impact study would be produced for this site. As part of the Reiffon Elementary Land Development Plan a study was done and Mr. Davenport didn't anticipate additional traffic for this project.

Mr. Schwartz asked if Dunham Drive was open to which Dr. Corbo responded that the School District has not opened it for any bus traffic.

**6. HOLY CROSS UNITED METHODIST CHURCH- PRELIMINARY LAND DEVELOPMENT PLAN**

- Scott Miller

GVC reviewed the Holy Cross United Methodist Church Preliminary Land Development Plan (reference letter dated January 7, 2003).

The proposed Land Development Plan is located on Lot 42 of the Amber Hill Subdivision on 33.9-acres.

Mr. Miller stated that the only dwelling would be on the upper part of the lot; a one-story church (19,000s.f) with a future addition proposed at 6,200 s.f. and a multi-purpose field in back of the church. He stated that the driveway had been approved with the Amber Hill Plan and access onto Schoffers Road.

Mr. Krafczek asked what the future addition (multi-purpose room) would be used for to which Mr. Miller stated that it would include the main sanctuary.

Mr. Krafczek asked what the multi-purpose field would be used for and Mr. Miller responded that it would be used by church members and for any function the church would sponsor. Mr. Taglag also stated that kids sports would also be played.

Mr. Krafczek asked what the seating capacity would be and if there was a school associated with the church. Mr. Taglag said the seating capacity would be 350 and no school would be associated with the church and that currently 80 to 90 members meet at Jacksonwald School for services.

Mr. Peifer had concerns of the road being used as a shortcut.

Holy Cross United Methodist Church continued

Mr. Bittig stated that Greth agreed to put a small berm on the northwest corner of the property; he was looking for no water running off the northeast corner. Ms. Ciotti agreed with Jacks concerns. Mr. Bittig wanted to make sure that the Church was aware of the University Rifle Club and it's existing use.

Ms. Ciotti had concerns with the traffic flow on Route 562 and ask that the church be sensitive to the people coming out onto Route 562 in planning of the services.

Mr. Miller stated that there is a landscape plan for around the parking area. Mr. Peifer stated that all the parking should be screened. Mr. Miller stated that they would try to maintain the natural buffer.

#### **7. COMMERCE BANK – FINAL LAND DEVELOPMENT PLAN**

- Judd Dayton

Mr. Dayton explained that he had been provided with a certificate of approval from the Fire Marshal and approval from the Sewer Authority. Mr. Bittig suggested that a letter be issued from the Sewer Authority to have a record of approval on file.

Mr. Dayton stated they were awaiting PennDOT to determine how they wanted to treat the storm sewer. Mr. Dayton stated that they would enter into a maintenance agreement with Township. Mr. Dayton stated that a letter of insurance for the storm water piping should be in a maintenance agreement and he stated that Dr. Ganas thought that would be an appropriate way to keep the project moving as long as the maintenance agreement was in the hands of Attorney Hoffert.

**MOTION BY** Mr. Schwartz, seconded by Mr. Bittig to recommend the Board of Supervisors approve the Commerce Bank Final Land Development Plan subject to the satisfaction of the resolution being resolved by PennDOT. The motion carried with Mr. Schwartz, Mr. Ruff, Mr. Krafczek, Mrs. Geiger, Mr. Bittig and Mrs. Elliott voting in favor and Mr. Wilson Abstaining.

#### **8. LAKEVIEW AT GLEN OLEY FARMS – FINAL PLAN**

- Bill Anders

GVC reviewed the Lakeview at Glen Oley Farms Final Plan (reference letter dated January 7, 2003).

Lakeview At Glen Oley Farms – Final Plan continued

Mr. Anders stated that in September they went over GVC's comments and they were minor in nature. Mr. Anders stated that deed restrictions would be submitted on Monday and the E & S Plan would be dropped off tomorrow.

Mr. Peifer stated that the letter of adequacy from the Berks County Conservation District had expired and asked if a new letter has been submitted and Mr. Anders stated that he would.

Mr. Bittig asked if the storm sewer were going to be taken over and Mrs. Franckowiak stated that the Township would be taking over the storm sewer line.

Mrs. Franckowiak stated she would ask the Board of Supervisors about the wet pond and a note being placed on the plan.

Mr. Peifer stated that the Sewer Authority must apply for the pump station. Mr. Falkenberg stated that the pump station has been approved and Mrs. Franckowiak said she would confirm that with Paul Herb, Waste Water Treatment Plant Superintendent.

Mr. Bittig stated the E & S plan must be reviewed.

Mr. Ander had no concerns but the time extension. Mr. Bittig stated that they should grant a time extension due to the application from the pump station, E&S plan approval and BCCD approval letter.

Mr. Falkenberg ask the Planning Commission to grant conditional approval so that he could get Met-Ed to bring in the power line extension which would take about 12-14 weeks. Mr. Peifer stated that he would need a letter from the Board of Supervisors.

**MOTION BY** Mr. Schwartz, seconded by Mr. Bittig to recommend the Board of Supervisors approve the Lakeview at Glen Oley Farms Final Plan subject to items no. 1-5 under SALDO being satisfied, item no. 6 to obtain a copy of the module, no. 7 and no. 18 a letter of adequacy from the Berks County Conservation District and condition on being granted a time extension; if not we reject the plan. The motion carried with Mr. Schwartz, Mr. Krafczek, Mrs. Geiger, Mr. Bittig and Mrs. Elliott voting in favor and Mr. Wilson and Mr. Ruff voting opposed. Mr. Wilson stated that he disliked conditional approvals.

## **9. ZONING MAP CHANGES**

- Eric Gardecki

Mr. Gardecki stated there were five properties not in agreement with the zoning map proposed changes.

1. Shollenberger at 1261 Shelbourne Road – The majority of the property is in Neighborhood Commercial and Mrs. Schollenberger said she would want the whole property zoned Neighborhood Commercial from a value standpoint being the adjoining property is Neighborhood Commercial also. The Planning Commission agreed unanimously.
2. Overlook Woods: This included 2 lots to be placed in the Low Density Residential District to straighten out the lines. Mr. Folino was in favor of the change; however, several neighbor bought into the property knowing that no further development would be allowed there in the Rural Conservation District. Mr. Ruff stated that the parcels were 90% in the Rural Conservation District and move the lines to Rural Conservation District for those two parcels only. The Planning Commission agreed unanimously.
3. Hearn at 4816 Briarwood Circle – Mr. Gardecki explained that Mr. Hearn really didn't understand what moving the Zoning District line meant. Mr. Hearn thought the deer would no longer come around. The Planning Commission agreed unanimously to move the line to Suburban Residential District.
4. Hafer at 175 Bingaman - Mr. Hafer plans on developing the parcel and wanted it changed to Low Density Residential District instead of Rural Conservation District due to the majority of the parcel being in the Rural Conservation District and no access to the street; it only made sense to move the line. The Planning Commission agreed unanimously.
5. Franckowiak at 37<sup>th</sup> and Grant Street. – This is a vacant lot on the corner of 37<sup>th</sup> and Grant Street. The Planning Commission agreed unanimously to move all zoning lines in the residential area except this corner lot due to the adjoining parcel being zoned Highway Commercial.

The Planning Commission wanted the Board of Supervisors to review the changes so that the changes could be made and the new zoning map be adopted.

## **10. COMPREHENSIVE PLAN-TRAFFIC CIRCULATION PLAN CHANGES**

- Eric Gardecki

Mr. Gardecki was in the process of adding the Traffic Circulation Plan map to the GIS system and realized it was out of date. Mr. Gardecki was looking for the Planning Commission's recommendations for updating the Comprehensive plan since the map is a part Ordinance No. 381.

Comprehensive Plan-Traffic Circulation Plan Changes continued

Mr. Schwartz suggested that Dunham Drive be designated as a collector street. Mr. Bittig suggested that Shelbourne Road from Pennsylvania Avenue to RT 422 become an Arterial instead of Major Collector Street.

Mr. Peifer suggested that GVC's would work on it with Mr. Gardecki and they would come back with a proposal.

**11. CHANGES TO THE STORM WATER MANAGEMENT, WATER RESOURCES AND ORDINANCE 515**

Mr. Peifer asked if there were any recommendations. Mr. Bittig submitted some changes and Mr. Ruff had reviewed and eliminated some loopholes.

Mr. Bittig pointed out to Mr. Peifer that the changes to SALDO and that the slope control only protected steep slopes in cluster communities except for the conclusion of water resources.

Mr. Peifer said he would address the changes proposed and the storm water would stand-alone.

Mr. Bittig asked Mr. Peifer if he would get the changes to Ordinance No. 515, Ordinance No. 411 and the water resources study to the Board of Supervisors.

**12. REORGANIZATION**

Mr. Wilson asked about the meeting date and if there were any preference to changing the date or the time. The Planning Commission agreed to keep it on the First Tuesday of each month at 7:30 PM.

The Planning Commission moved to appoint the following officers for the year 2003:

**MOTION BY** Mrs. Geiger, seconded by Mr. Ruff to recommend Mr. Wilson as Chairman of the Planning Commission for the year 2003. The motion carried unanimously.

**MOTION** by Mr. Ruff, seconded by Mrs. Elliot to recommend Mr. Bittig as Vice-Chairman of the Planning Commission for the year 2003. The motion carried unanimously.

Planning Commission minutes  
January 7, 2003  
Page 9 of 9

Reorganization Continued

**MOTION** by Mr. Bittig, seconded by Mr. Krafczek to recommend Mr. Ruff as Secretary of the Planning Commission for the year 2003. The motion carried unanimously.

Mrs. Franckowiak asked if a Planning Commission member would like to fill an EAC position? They meet on the third Thursday of each month at 7PM.

Motion by Mr. Ruff, seconded by Mr. Bittig to recommend Mr. Schwartz be appointed to the EAC. The motion carried unanimously.

## **12. ADJOURNMENT**

**MOTION** by Mr. Bittig seconded by Mr. Krafczek to adjourn the January 7, 2003 meeting of the Exeter Township Planning Commission at 10: 27 p.m. The motion carried unanimously.

Respectfully submitted,  
EXETER TOWNSHIP

John F. Ruff, PE  
Planning Commission Secretary

PAG

Correspondence to:

BOS: Saccamozzone – Conditional Use  
BOS: Funk– Conditional Use  
ZHB: Exeter Township School District  
BOS: Commerce Bank – Final Land Development Plan

BOS: Lakeview at Glen Oley Farms Final Plan  
BOS: Zoning map changes