

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
TUESDAY, FEBRUARY 4, 2003

The Regular Meeting of the Exeter Township Planning Commission was held on Tuesday, February 4, 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
J. D. Krafczek
Laurie Elliott
Dottie Geiger

ABSENT: Paul L. Schwartz

OTHERS IN ATTENDANCE: Craig Peifer, GVC Consulting Engineer
Cheryl Franckowiak, Zoning Officer
Pattie Geise, Planning Commission Secretary

1. MINUTES

MOTION BY Mr. Bittig, seconded by Mr. Ruff, to approve the minutes of the January 7, 2003 Planning Commission Meeting as corrected:

Item 4. EXETER TOWNSHIP SCHOOL DISTRICT VARIANCE REQUEST- Mr. Davenport stated that they need additional classrooms to place the 9th grade in the Senior High School due to the Jr. High not being expandable.

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

Item 9. ZONING MAP CHANGES - 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.

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

The following business was discussed:

2. PUSCH SUBDIVISION – INFORMAL DISCUSSION - Brian L. Pusch

Mr. Pusch stated that this lot is located on Littlefield Avenue and he would like to subdivide it into 3 lots, keeping the house and barn on one lot and having the 2 others being flag lots and wanted to know what the Planning Commission thought.

Mr. Bittig asked what the parcel is zoned and Mr. Pusch responded that it was in Suburban Residential District. Mr. Ruff asked if there was public water and sewer and what the width of the flag lots were? Mr. Pusch responded that it was public sewer but private water and the flag lots are 30-ft.wide which would be plenty for a driveway. Mr. Wilson stated they would need certain amount of frontage. Mr. Bittig stated that a condition be placed that they be required to hook up to public sewer.

3. GRIESEMER - INFORMAL DISCUSSION

Mr. and Mrs. Griesemer and their son inquired about how to go about a subdivision. They wanted to know what procedures they would need to do so that their son could build a house on the parcel. The parcel (5.703-acres) is on Dautrich Road in a Rural Conservation District.

Mrs. Franckowiak stated that a section of the zoning ordinance allows two dwelling units on the property.

Mr. Wilson asked if the Griesemer's intended to keep the property in their name. Mrs. Griesemer said "yes". Mr. Krafczek stated that they would need to subdivide if the son wanted separate ownership. Mr. Krafczek suggested they may want to check with the mortgage bankers to see if it would be permissible for a loan.

Mrs. Geiger asked why they would need a variance and Mrs. Franckowiak responded that they would have to convey why the 3-acres would be imposing a hardship.

* Laurie Elliot arrived at this time.

Public Comment

Robert Miller, Jr., 4012 Grant Street, asked about the Exeter Township High School and the parking requirements. He sponsors 3 ball teams and is looking forward for the possibility of freeing up the Jr. High field. Mr. Bittig explained that the Zoning Ordinance determines the parking requirements and that would be heard before the Zoning Hearing Board.

Doug Haas, 229 Emerald Avenue, land parcel between Emerald and Harvey Avenues. No one responded at this time.

Charlie Douglass, 370 Fairview Chapel Road, asked what happens when approved plans went before the Planning Commission and Board of Supervisors for a business and they run out of money. Mr. Bittig stated that an improvement agreement is needed. Mr. Wilson stated that if the plan is recorded the plan must be finished.

4. 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 31, 2003).

The proposed land development plan is located on Lot 42 of the Amber Hill Subdivision.

Mr. Miller stated they would add additional landscaping aside of the building facing the Amber Hill Subdivision. Mr. Miller stated that he would ask the Fire Marshall for his input on the locking mechanism for the gate. Mr. Bittig also stated that the Fire Marshall had concerns with the access to the rear of the building.

Mr. Batdorf of the University Rifle Club had concerns with the storm drainage and asked if the calculations were available for his review to which Mr. Peifer responded they were. Mr. Wilson stated that not all the water would be coming down onto URC property. Mr. Bittig stated that fraction would go to the northeast corner.

Mr. Wilson asked how much room there was for the entrance way on Rt. 562? Mr. Miller responded that the Highway Occupancy Permit was approved for the Amber Hill Subdivision.

MOTION BY Mr. Bittig, seconded by Mr. Ruff to recommend the Board of Supervisors approve the Holy Cross United Methodist Church Preliminary Land Development Plan conditional upon the driveway over the sewer easement being paved, the locking mechanism on the gate and getting the approval for the access to the rear of the building. The motion carried unanimously.

**5. PIONEER CROSSING DISTRIBUTED GENERATING FACILITY -
PRELIMINARY LAND DEVELOPMENT PLAN**

- Joe Catina

GVC reviewed the Pioneer Crossing Distributed Generating Facility Preliminary Land Development Plan (reference letter dated January 31, 2003).

Mr. Catina stated that they were in front of the Planning Commission on several occasions and he was requesting preliminary approval.

Mr. Catina told Mr. Peifer that everything submitted to D.E.P. was submitted to the Township with the landfill expansion not Pioneer Crossing Distributed Generating Facility Land Development Plan. Mr. Peifer stated the storm sewer inlets were not in line with the plan. Mr. Catina stated he asked the Landfill to produce the plan but he may have to himself.

Dona Star, 53 West 33rd Street, asked why the facility was named Pioneer Crossing and Mr. Catina said that in most cases they name their facilities after the landfills. Mrs. Star asked how many megawatts and Mr. Catina said they had a permit for 8 but they may only build 6, possibly add the other 2 later. Mrs. Starr stated that the Environmental Assessment Statement is Pioneer Crossing Landfill's old one. Mr. Catina responded that they only thing used from that report was the wetland delineation report, which refers to everything in the vicinity, same package he will submit to liquid storage. Mrs. Starr stated that Ingenco also used letters from the Bureau of State Parks to send to the Department of Agriculture. Mrs. Starr stated that the new plan has part of the park included on it and the park will be built in 13 to 14 years. Mr. Krafczek asked if Ingenco would close the plant and Mr. Catina said "no". Mrs. Elliot stated that the 5-acres was previously given to the Township for future use.

Michelle Kircher, 9 Craig Drive, stated that a letter from the Department of Environmental Protection local office, signed or not, are facts we have to rely upon (stacks 20' above elevation and eight 20,000 gallon storage fuel tanks). Mrs. Kircher stated that the permit comments and land use are not answered because of the Host Municipal Agreement and Exeter Township doesn't answer either. Mr. Catina explained that emissions would include 24 engines (½ hours to start up and ½ hour to shut down) and that he stands by the application and the draft permit.

Thomas Howell, 4970 Hafer Road, stated that it is a public health, safety and welfare issue and priorities take precedence over the applicant in the Subdivision and Land Development Ordinance. He stated the 99 tons of nox and a letter dated August 23, 2002 stated the flare would be 58 tons a year pollution for the total site. Mr. Bittig responded

Pioneer Crossing Distributed Generating Facility Preliminary Land Development Plan continued

that the Township did receive notification but did not respond. Mr. Catina stated that Township had 30-days and D.E.P. received 0 comments.

Mrs. Franckowiak stated that the park would have to go through a land development plan for the Township. Mr. Bittig said the park is part of the landfill commitment.

Michelle Kircher stated that a PA bulletin stated there would be no change in emissions. Emissions were not going to be decreasing but there would be an increase in emissions depending on the waste oil being burned. Mrs. Starr stated that Ingenco submitted an identical letter from the Bureau of State Parks to the Department of Agriculture. The D.E.P. will not interfere and allow the company to dump chemicals in the Schuylkill River. Mr. Bittig stated that based on his calculations the local emissions concentration is way off scale.

Mr. Douglass asked how much cooling water would be discharged? Mr. Catina responded that a unit this size would be 1,000 gallons an hour, water discharge 25-30 gallons of water into the system. The Sewer Authority worked it out to 2 EDU's. Mr. Douglass had concerns with the 20' stacks and how the emissions would get over them. Mrs. Kircher asked if they had similar stacks at other locations? Mr. Catina said they do, but had no complaints from them; 700-800 degrees fahrenheit rises. Mrs. Starr stated that a PA Bulletin dated July 13, 2002 had Planning Commission modification flare, electrical modification result no charges to emissions. The D.E.P. will not interfere and allow company to dump chemicals in the Schuylkill River and Mr. Bittig stated that based on his calculations it is way off scale.

Mrs. Starr stated the Planning Commission is here to look out for the health, safety and welfare of the residents and she as a Supervisors the health, safety and welfare is more important than a company coming into the Township to make money; she studied air quality over the last 10 years and is very concerned. Mr. Catina said Pennsylvania has determined the under 100 tons are not significant dangers. Mrs. Kircher said she was a Landfill Inspector and there were problems with the air then; it's going to be terrible for the residents. Mr. Douglass stated that to benefit the community they should install mufflers and scrubbers. Mr. Catina said they have the best available control techniques. Mrs. Starr said the best available techniques should be used, not the cheapest way to do it.

Mr. Krafczek asked if Ingenco had a deed or lease from Pioneer Crossing Landfill and asked Mr. Catina to produce a lease. Mr. Catina said he did not have one. Mr. Krafczek said in order to be reviewed by our ordinance you should be owner or equitable owner. Mr. Peifer said the certificate of ownership is being signed by FR&S, Inc.

MOTION BY Mr. Bittig, seconded by Mr. Ruff to recommend the Board of Supervisors recommend the Board of Supervisors not approve the Pioneer Crossing Distributed Generating Facility Preliminary Land Development Plan due to issues of the 5-acres minimum and the subject of ownership, Section 609. of the zoning ordinance associated with the air quality, failure to demonstrate compliance with the Environmental

Performance Standards and public safety, health and welfare issues. The motion carried unanimously.

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6. REVISED TREE LIST FROM THE EAC

Mr. Peifer stated that Mr. Rogoski is incorporating the shade tree list into Ordinance 515. The Latin name and common names were not the same, he is going to do the corrections and issue a document next week.

MOTION BY Mr. Bittig, seconded by Mrs. Geiger to approve the list of trees from the EAC and include them into Ordinance 515.

7. MPC MADE EASY

The MPC seminar will be held at the Inn at Reading on Tuesday, March 4, 2003, our regularly scheduled meeting. Mr. Wilson encouraged all Planning Commission members to attend. The Planning Commission meeting date was changed to Thursday, March 6, 2003.

8. JOINT PLANNING COMMISSION MEETING

The Joint Planning Commission meeting is scheduled for Tuesday, February 18, 2003 at 7:30 p.m. in the meeting room. Mr. Wilson has been serving on the Joint Planning Commission for Amity, Exeter Township and St. Lawrence for over a year and asked if the Planning Commission members would attend for the overall comprehensive plan.

GENERAL

Mr. Bittig asked that a motion be made referencing Exeter Golf Club Estates Phase VI due to their time extension running out before the next scheduled Planning Commission meeting.

MOTION BY Mr. Bittig, seconded by Mr. Ruff to recommend the Exeter Golf Club Estates Phase VI be rejected if a time extension was not granted. The motion carried unanimously.

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12. ADJOURNMENT

MOTION by Mr. Ruff seconded by Mr. Bittig to adjourn the February 4, 2003 meeting of the Exeter Township Planning Commission at 9: 49 p.m. The motion carried unanimously.

Respectfully submitted,
EXETER TOWNSHIP

John F. Ruff, PE
Planning Commission Secretary

PAG
Correspondence to:

BOS: Holy Cross United Methodist Church Prel. Land Dev. Plan
BOS: Pioneer Crossing Distributed Generating Facility