

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
THURSDAY, JANUARY 6, 2005

The rescheduled Meeting of the Exeter Township Planning Commission was held on Thursday, January 6, 2005 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. Donald R. Wilson, Chairman called the meeting to order at 7:30 p.m. followed by the Pledge to the Flag.

COMMISSION MEMBERS: Donald R. Wilson, Chairman
John W. Bittig, Vice Chairman
John F. Ruff, Secretary
Richard Littlehales
Dottie Geiger
Paul L. Schwartz

ABSENT: J.D. Krafczek
Eric Gardecki, GIS Administrator

OTHERS IN ATTENDANCE: Craig Peifer, GVC Consulting Engineer
Cheryl Franckowiak, Zoning Officer
Linda Cusimano, Recording Secretary

1. MINUTES

MOTION BY Mr. Ruff, seconded by Mr. Bittig to approve the minutes of the December 7, 2004 Planning Commission Meeting as presented. The motion carried unanimously.

2. AGENDA

MOTION BY Mr. Schwartz, seconded by Mr. Littlehales to approve the agenda of the January 6, 2005 Planning Commission meeting. The motion carried unanimously.

The following business was discussed:

4. REORGANIZATION

The Planning Commission moved to appoint the following officers for the year 2005:

MOTION BY Mr. Ruff, seconded by Mr. Bittig to appoint Mr. Wilson as Chairman of the Planning Commission for the year 2005. The motion carried unanimously.

MOTION BY Mr. Ruff, seconded by Mr. Littlehales to appoint Mr. Bittig as Vice Chairman of the Planning Commission for the year 2005. The motion carried unanimously.

MOTION BY Mr. Bittig, seconded by Mr. Littlehales to appoint Mr. Ruff as Secretary of the Planning Commission for the year 2005. The motion carried unanimously.

MOTION BY Mr. Schwartz, seconded by Mr. Ruff to continue meeting the first Tuesday of every month. The motion carried unanimously.

5. CRESTWOOD SOUTH LOT 71 – SKETCH PLAN – Stephen Bensinger - Leon Snyder

GVC reviewed the Crestwood South Lot 71 Sketch Plan (reference letter dated December 30, 2004).

Mr. Bensinger stated that they revised the plan from 49 to 20 town homes. They eliminated the lower units and now met the ordinance in regards to the number of units on a cul-de-sac. They would have a lot of open space on the property. There would be two sets of buildings with six units and two sets of buildings with 4 units to make a total of twenty units. Mr. Littlehales asked what style they would be. Mr. Snyder replied that they had not yet done the design, but the exterior would be a combination of brick and stone so they would not look the same. Mr. Bittig asked if it would be feasible to move units 7 thru 10 to the right up to the cul-de-sac? He talked to a few members of the Board of Supervisors about that and instead of fee-in-lieu they might prefer the land. Mr. Bittig presented a graphic that showed the Township land that was located on both sides of the development and we might want to connect the two. If they would move the buildings up further, then we would be able to connect them. Mr. Bensinger replied that it might be a possibility. They were currently working on the E & S Plan for the development towards the north and they might need to add the infiltration bed in that area. They might also need to add a detention pond on the lower portion for the town homes. When they did the stormwater study they would know better about that. Mr. Bittig stated that the upper portion to the right did contain steep slopes. Mr. Schwartz asked about the first cul-de-sac on the plan, he understood that it was on the original plan, but did they really need that? It looked odd located there. Mr. Bensinger stated that they placed it there because of the original plan. They could not have a public street thru the development because they would need to change the parking. Mr. Schwartz stated that we could discuss the cul-de-sac or a possible turn-around with Clarence Hamm, the Highway Superintendent and see which he would prefer. Mr. Bensinger stated they would wait for the recommendation. Mr. Wilson asked if there were any other concerns? Mr. Peifer stated that the only item in bold was the amount of units and the layout and they had addressed that.

6. GENERAL DISCUSSION

Mrs. Franckowiak gave a brief synopsis of the Zoning Hearing concerning Gary Kubovcsak held on Wednesday January 5, 2005. The hearing would be continued on Tuesday, January 18, 2005 at 7:30pm.

Mr. Bittig felt that someone from the Planning Commission should be there to support the position of the Township. Mr. Wilson stated that he would try to be there.

Mr. Wilson thanked the Planning Commission for the confidence in appointing him the Chairperson again. He also wanted to thank Mr. Bittig and Mrs. Geiger for volunteering to serve another term. He felt that we had a great corps of people and he was proud to be a part of the Planning Commission.

Mr. Bittig stated that over the past several years what we have done had been accepted and appreciated by the Board of Supervisors. It hadn't been that way too many years ago. In the minutes for the Board of Supervisors the fact that the Board was sensitive to signs in residential areas for conditional uses was discussed and he felt the Planning Commission should keep that in mind when we recommend approval to the Board of Supervisors.

7. ZONING WORKSHOP

Mrs. Franckowiak stated that she had some ideas about the zoning changes and wanted to get some feedback from the Commission. In the ordinance most zones have lot sizes according to whether or not they had public/private water or sewer. Would we want to put that in all zones? The Planning Commission agreed to keep that the way it was. Mrs. Franckowiak also asked about the consideration to adding as a Special Exception or Conditional Use in all zones for building height for emergency services. The Planning Commission agreed to add that as a Conditional Use and also add some verbiage that would address blocking the view for neighboring properties.

The Planning Commission agreed to meet for the next Zoning Workshop/Meeting at 7:00pm. on Wednesday, February 16, 2005.

ADJOURNMENT

MOTION BY Mr. Ruff, seconded by Mr. Bittig to adjourn the January 6, 2005 meeting of the Exeter Township Planning Commission at 8:45 pm. The motion carried unanimously.

Respectfully Submitted,

John F. Ruff, Jr., PE
Planning Commission Secretary

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