

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
AUGUST 1, 2006

The Regular Meeting of the Exeter Township Planning Commission was held on Tuesday, August 1, 2006 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
Gary L. Shane

OTHERS IN ATTENDANCE: Cheryl Franckowiak, Zoning Officer
Linda Cusimano, Recording Secretary
Eric Gardecki, GIS Administrator

1. MINUTES

MOTION BY Mr. Ruff, seconded by Mr. Bittig, to approve the minutes of the July 11, 2006 Planning Commission Meeting as presented. The motion carried unanimously.

2. AGENDA

MOTION BY Mr. Schwartz, seconded by Mr. Ruff, to approve the agenda of the August 1, 2006 Planning Commission meeting with the addition of The Weiler Tract - Conditional Use. The motion carried unanimously.

The following business was discussed:

4. 30 BEECHAM ROAD – FINAL PLAN

GVC reviewed the 30 Beecham Road Final Plan (reference letter dated July 3, 2006).

No one was present to discuss the plan.

5. CONDITIONAL USE – THE WEILER TRACT

Mrs. Franckowiak stated that the Weiler Tract fell under the same category as Royal View Estates in that they needed to have Conditional Use Approval to do a conventional subdivision. Mr. Wilson expressed concern over having the residue tract of 7 acres left over and not incorporated into the entire subdivision plan. He felt the property should be developed as a whole, not in pieces. Mr. Schwartz suggested that they tell us up front what the plans were for the residue tract. Maybe we could suggest that they show a concept of how they would subdivide in the future and that the roads, sewer and water lines were adequate to handle that. Mr. Littlehales asked what recourse we would have even if they showed a sketch of intent? Mr. Wilson

The Weiler Tract Conditional Use continued

stated that a sketch of intent would not do any good, as it should be planned to be part of one community. Mr. Bittig stated that the traffic study showed that they could not meet the sight distance on one of their accesses. That would mean an automatic reject for the plan. Mr. Schwartz stated that as a condition all subdivision and zoning items must be met. He then stated that they had not shown why they were doing a conventional development as opposed to the open space development; they had not made a case as to why they were doing the conventional development. Mrs. Franckowiak stated that they did not need to make a case as it was allowed as a use by condition.

Mr. Ruff stated that he wanted to recommend that the Board of Supervisors reject the Conditional use application because the tract was suitable for Conservation Development. Mrs. Franckowiak stated that the Ordinance did not say that it must be developed that way. Mr. Ruff replied that we could reject the plan. Mrs. Franckowiak stated that we would need to show where it did not meet the criteria of the Ordinance. She then stated that the Ordinance did not state that they had to do Conservation Development. Mr. Bittig stated that we could move forward and add conditions, such as requiring the developer to build the stub street to the Brok property. Also, that there would be no relief from SALDO, Zoning and Stormwater Management Ordinance requirements.

MOTION BY Mr. Schwartz, seconded by Mr. Bittig to recommend the Board of Supervisors grant the Conditional Use for Commonwealth Land & Investments, LLC for The Weiler Tract in accordance with Section 404.4.B (copy attached) with the provision that all conditions of that paragraph be met. The Planning Commission also wanted to pass along to the Board of Supervisors that they disagreed in concept with the plan. It should be developed as an Open Space Development as that was the intent of the Ordinance. There was nothing on the site that would preclude them from pursuing that. There were also some site features that would benefit from Open Space Development, specifically the wetlands that currently were being incorporated into individual properties rather than being kept separate in community open space where they could be protected. The Planning Commission would also like to add the following conditions: (1) The developer must present a plan for preserving the wetlands that were being incorporated on separate lots. (2) No relief from SALDO, Zoning Ordinance and Stormwater Management Ordinance could be granted. (3) The stub street to the Brok property must be built. The motion carried unanimously.

Mr. Schwartz stated that we should actually change the Ordinance to make it a Special Exception instead of a Conditional Use. That would place the burden on the Developer. Mr. Bittig stated that we could discuss that with the Board at the August 21st meeting.

Public Comment

Stef Brok, 250 Stonetown Road, stated that she wanted to thank the Planning Commission for sticking to their guns and helping to preserve the woodlands. She, her husband, her neighbors and their horses appreciated it. Mrs. Geiger replied that we were glad to be of help

Richard Stankiewicz, 351 Blair Ave, Reading, stated that he was there for Zach's Auto Sales and wanted to see how far they were with the plan. Ms. Cusimano replied that they received Preliminary Plan approval from the Planning Commission and the Board of Supervisors. Mr. Stankiewicz stated that Blue Marsh Surveyors told him to come down to get the plan finalized. Ms. Cusimano replied that they would need to submit Final Plans that addressed all the comments in the GVC review letter. The plans would be reviewed

Public Comment continued

and they would need to come to the Planning Commission for approval as long as they met all the requirements. Mr. Bittig stated that they needed the Highway Occupancy Permit and the sewage disposal issue to be resolved. Mr. Stankiewicz stated that they brought the plan in before that was required. Mrs. Franckowiak replied that they needed to have a public bathroom per the UCC code.

6. ZONING ORDINANCE REVISIONS

The Planning Commission reviewed the changes to the Zoning Ordinance, made corrections and offered the following:

MOTION BY Mr. Schwartz, seconded by Mr. Ruff to recommend the Board of Supervisors adopt the RVO – Rural Village Overly (Stonersville) Section 408 and the paving definition as amended. The motion carried unanimously.

MOTION BY Mr. Bittig, seconded by Mr. Littlehales to recommend the Board of Supervisors adopt the Adaptive Reuse of an Existing Structure Section 644 and the Adaptive Reuse definition. The motion carried unanimously.

MOTION BY Mr. Ruff, seconded by Mr. Littlehales to recommend the Board of Supervisors rezone the area west of West Neversink and South of Klapperthal; Forest Hills Cemetery and the adjoining properties to Rural Conservation from Suburban Residential 1. The motion carried unanimously.

The Planning Commission decided to discuss the rezoning of the Reading Country Club at the August 21st joint meeting with the Board of Supervisors.

ADJOURNMENT

MOTION BY Mr. Ruff, seconded by Mr. Littlehales, to adjourn the August 1, 2006 meeting of the Exeter Township Planning Commission at 9:14 pm. The motion carried unanimously.

Respectfully Submitted,

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

lrc

Correspondence to:

BOS: The Weiler Tract Conditional Use
BOS: Zoning Ordinance revisions