

**MINUTES**  
**EXETER TOWNSHIP PLANNING COMMISSION MEETING**  
**JANUARY 4, 2007**

The Re-scheduled Meeting of the Exeter Township Planning Commission was held on Thursday, January 4, 2007 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  
Richard Littlehales, Vice Chairman  
John W. Bittig, Secretary  
John F. Ruff  
Paul L. Schwartz  
Gary L. Shane

**OTHERS IN ATTENDANCE:** Craig Peifer, GVC Consulting Engineer  
Cheryl Franckowiak, Zoning Officer  
Linda Cusimano, Recording Secretary  
Eric Gardecki, GIS Administrator

**1. MINUTES**

**MOTION BY** Mr. Bittig, seconded by Mr. Schwartz, to approve the minutes of the December 2, 2006 Planning Commission Meeting as presented. The motion carried unanimously.

**2. AGENDA**

**MOTION BY** Mr. Littlehales, seconded by Mr. Ruff, to approve the agenda of the January 4, 2007 Planning Commission meeting. The motion carried unanimously.

The following business was discussed:

**3. RE-ORGANIZATION & SET MEETING SCHEDULE**

The Planning Commission moved to appoint the following officers for the year 2007:

**MOTION BY** Mr. Ruff, seconded by Mr. Littlehales to nominate and appoint Mr. Donald Wilson as Chairman of the Planning Commission for the year 2007. There were no other nominations. The motion carried with Mr. Littlehales, Mr. Bittig, Mr. Schwartz, Mr. Ruff, Mr. Shane voting in favor and Mr. Wilson abstaining.

**MOTION BY** Mr. Ruff, seconded by Mr. Schwartz to nominate and appoint Mr. Richard Littlehales as Vice Chairman of the Planning Commission for the year 2007. There were no other nominations. The motion carried Mr. Wilson, Mr. Bittig, Mr. Schwartz, Mr. Ruff, Mr. Shane voting in favor and Mr. Littlehales abstaining.

**MOTION BY** Mr. Ruff, seconded by Mr. Schwartz to nominate and appoint Mr. John Bittig as Secretary to the Planning Commission for the year 2007. There were no other nominations. The motion carried Mr. Wilson, Mr. Littlehales, Mr. Schwartz, Mr. Ruff, Mr. Shane voting in favor and Mr. Bittig abstaining.

**MOTION BY** Mr. Bittig, seconded by Mr. Littlehales to continue to hold the Planning Commission meetings the first Tuesday of each month at 7:30pm. The motion carried unanimously.

### **Re-organization continued**

Mr. Wilson thanked the Planning Commission for their service and confidence in him as the Chairman, but he was disappointed by the actions of the Board of Supervisors for not reappointing Mr. Schwartz and Mr. Ruff to the Planning Commission; they only gave temporary appointments to see if they had any other applicants that would be better suited when they interviewed for Mrs. Geiger's replacement. He further stated that he felt it was unbelievable that they would do that and that it was a bogus move.

#### **4. RE-SCHEDULE JULY/NOVEMBER MEETING DATES**

The Planning Commission decided to not re-schedule the July meeting unless needed at a later time. The November meeting would be re-scheduled for Wednesday, November the 7<sup>th</sup>.

#### **5. SFS INTEC – PRELIMINARY/FINAL PLAN** - Stephen Bensinger

GVC reviewed the SFS Intec Preliminary/Final Land Development Plan (reference letter dated December 28, 2007).

Mr. Bensinger stated that they had addressed the landscaping plan comment by adding the height of the trees. The lighting plan would be addressed later. For the stormwater, the infiltration was not included previously, but they had those calculations. The site did infiltrate in all but one hole and they would like a waiver of the Water Resource Study. They would meet DEP requirements and the Act 167 Stormwater requirements. He then stated that the infiltration rates would be in their next submission to GVC.

**MOTION BY** Mr. Schwartz, seconded by Mr. Ruff to recommend the Board of Supervisors waive the requirement of SALDO Sections 4.287 and 5.99; Water Resource Study, as the site had adequate infiltration. The motion carried unanimously.

Mr. Bensinger stated that they would submit the Improvements Agreement cost estimates. The next item concerned the Lighting Ordinance; the uniformity ratio of 4:1 could not be met on the parking lots.

Mr. Littlehales stated that he needed to excuse himself from the Planning Commission as the design was his and he would be happy to address any questions of the Planning Commission. He then showed the design and explained his approach; he did not carry out the lighting to the far edge of the property, as they did not use those areas. They could add one or two more lights to beef it up, but he did not feel that was necessary. He then suggested that it would be up to the Planning Commission to offer support of a waiver to the Board. Mr. Schwartz stated that uniformity ratio on a parking lot was not as important as that on a roadway where you would not want extremes from light to dark which would make it hard for your eyes to adjust. Mr. Peifer asked if the plan included the existing lighting? Mr. Bensinger replied no. Mr. Littlehales stated that the areas that showed "0" actually were not "0" but he had not gone out to the site to take a survey of the existing lighting. Mr. Shane asked if they took the existing lighting into consideration would they meet the uniformity ratio? Mr. Littlehales replied that it would be close.

**MOTION BY** Mr. Ruff, seconded by Mr. Shane to recommend the Board of Supervisors waive the uniformity ratio of 4:1 because the existing lighting on the parking lot had not been figured into the equation and would probably meet the 4:1 ratio and the other areas of the lot were unusable; the motion being contingent on Mr. Bensinger giving the Township a written waiver request. The motion carried with Mr. Wilson, Mr. Bittig, Mr. Schwartz, Mr. Ruff, Mr. Shane voting in favor and Mr. Littlehales abstaining.

### **SFS Intec continued**

Mr. Peifer stated that he would ask that the charts be modified so they don't show the zero there, or add a note to the plan that stated that it was not zero, but it had not been calculated using the existing lighting.

Mr. Bensinger stated that the last item was the Traffic Impact Study and last month the Planning Commission recommended a waiver of that section, it just needed to go to the Board of Supervisors. He then stated that all the remaining items were clean up items and they would comply. He requested Preliminary/Final Plan approval. Mr. Bittig replied that everything was minimal except the E & S plan approval from the County. Mr. Ruff stated that he couldn't see them coming back to the Planning Commission with the plan. Mr. Bittig asked if the parking area had been expanded. Mr. Bensinger replied yes, they added a total of ten spaces.

**MOTION BY** Mr. Ruff, seconded by Mr. Bittig to recommend the Board of Supervisors approve the SFS Intec Preliminary/Final Land Development Plan contingent on receiving E & S approval from the County and all outstanding items in the December 28, 2006 GVC review letter being addressed. The motion carried with Mr. Wilson, Mr. Bittig, Mr. Schwartz, Mr. Ruff, Mr. Shane voting in favor and Mr. Littlehales abstaining.

### **6. LIGHTING ORDINANCE – SIGNS, BILLBOARDS**

The Planning Commission first discussed lighting as it pertained to Signs and Billboards. Mr. Bittig asked if that one page was to be incorporated into the Signs portion of the Zoning Ordinance. Mr. Littlehales replied yes, and that it would also need to be reviewed by the solicitor. Mr. Peifer stated that there could also be case law concerning the turning off of signs. The Planning Commission made corrections to the proposed Signs and Billboards text.

**MOTION BY** Mr. Schwartz, seconded by Mr. Ruff to pass along the changes, as amended, to the Signs and Billboards section of the Zoning Ordinance to the Board of Supervisors for consideration. The motion carried unanimously.

The Planning Commission discussed the proposed Lighting Ordinance amendments and made corrections.

**MOTION BY** Mr. Ruff, seconded by Mr. Bittig to pass along the Lighting Ordinance amendments to the Board of Supervisors for consideration and adoption. The motion carried unanimously.

### **7. ZONING ORDINANCE**

The Planning Commission discussed the Zoning Ordinance and made corrections. Mr. Koontz, Building Code Official, and Mr. Janiszewski, Fire Marshall, provided comment concerning distance between buildings in Self-Storage Units suggesting 30-ft. The Planning Commission agreed to add that to the Zoning District tables where applicable. Mr. Bittig provided a table comparing the effective coverage yield of the existing and proposed ordinance in the Highway Commercial District.

**MOTION BY** Mr. Schwartz, seconded by Mr. Bittig to pass along the Zoning Ordinance as amended, along with the table, to the Board of Supervisors for their consideration and adoption. The motion carried unanimously.

**ADJOURNMENT**

**MOTION BY** Mr. Bittig, seconded by Mr. Shane, to adjourn the January 4, 2007 meeting of the Exeter Township Planning Commission at 8:59pm. The motion carried unanimously.

Respectfully Submitted,

John W. Bittig  
Planning Commission Secretary

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Correspondence to:

BOS: Zoning Ordinance  
BOS: Lighting Ordinance  
BOS: SFS Intec – waivers & plan approval  
BOS: Signs & Billboards