

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
JULY 3, 2007

The Regular Meeting of the Exeter Township Planning Commission was held on Tuesday, July 3, 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
Gary L. Shane
Greg T. Unger

ABSENT: Gregory A. Shantz
John W. Bittig, Secretary
Paul L. Schwartz

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

ABSENT: Eric Gardecki, GIS Administrator

1. MINUTES

MOTION BY Mr. Unger, seconded by Mr. Shane, to approve the minutes of the June 5, 2007 Planning Commission Meeting as presented. The motion carried unanimously.

2. AGENDA

MOTION BY Mr. Littlehales, seconded by Mr. Unger, to approve the agenda of the July 3, 2007 Planning Commission meeting. The motion carried unanimously.

The following business was discussed:

3. FAIRVIEW CORNER – PRELIMINARY PLAN – George Chajkowsky – Madeline Fudeman
- Mark Zlocki - Dave Horner

GVC reviewed the Fairview Corner Preliminary Land Development Plan (reference letter dated June 29, 2007).

Ms. Fudeman stated that they just received the Traffic Study review and they would have Mr. Horner discuss that. Mr. Peifer stated that the first bold item #3, concerned the loading / unloading zone, more for the Planning Commission's information as to where they would put that. Ms. Fudeman stated that there were different types of Dunkin Donuts, some were production sites and others were satellite stores. This one was to be a satellite store. It would sell already finished baked goods and would have fewer deliveries than a production store where they would receive tractor-trailer shipments of all the ingredients. Their deliveries would arrive in box trucks and they would be minimal. Additionally their deliveries would be in the overnight hours or very early morning hours. Mr. Chajkowsky stated that loading / unloading area was revised to

Fairview Corner continued

provide two lanes to come in off of Shelbourne Road – one in, one out which then went to a point that would be a one way out. They revised that in accordance with the recommendation. Ms. Fudeman stated that the primary concern was the partial blocking of parking spaces. Mr. Chajkowsky stated that they moved that down to the southern portion of the site and there would be 10-feet next to that to drive by and would be at off-peak hours. Mr. Shane asked what the hours would be? Mr. Zlocki replied that the official hours had not been established, but they would be approximately 6am to 9 or 10pm. Mr. Unger asked if it would be a Dunkin Donut / Baskin Robbins? Mr. Zlocki replied that it would just be Dunkin Donuts. Ms. Fudeman stated that the variance was granted and there would be a note placed on the plan. Mr. Chajkowsky stated that concerning the Stormwater, they would comply. Mr. Horner stated that concerning the Traffic Study review item #3 they would comply and provide that information. For item #4 they thought that was addressed and would meet with GVC and issue a response. Item #5 concerned the peak hours and they would provide further documentation. Items #6, 7, and 8 they would address. He then stated that under general comments, the concerns with the queue, they evaluated that there would be stacking on Shelbourne Road from the SR422 intersection. There were times at the peak period that there would be stacking beyond the access point. Whenever that situation was faced they looked to move the access and as they were using the existing access they could not do that. The next thing would be to look for movement restrictions to consider, such as signs. In this situation that would not be beneficial. Then they look at the phasing or timing of the traffic signal to reduce the queue. They have submitted the Traffic Study to PennDOT and were waiting for the review from them for whatever changes they would ask for. There was an existing permit for the driveway and there was a re-submission into PennDOT for them to decide for any changes or restrictions. Mr. Horner stated that he would suggest that they should do whatever PennDOT wants or asked us to do. Mr. Littlehales asked if PennDOT made any comments? Mr. Horner replied that they did for the original submission and the new submission addressed the previous comments. They expected a response from PennDOT within 45 days. Mr. Littlehales stated that he had concerns with left turns out of the drive. Mr. Unger asked what the estimated number of trips would be for the site. Mr. Horner replied 1,144 per day: 572 in and 572 out. Mr. Wilson asked if this site was figured in with the driveway for the original land Development Plan? Mr. Horner replied yes. Mr. Wilson asked about the appeal variance, where was the 6' wall located? Mr. Chajkowsky showed where it was located on the plan. Ms. Fudeman stated that it was at a fully signalized intersection. She then asked for Preliminary Plan approval.

MOTION BY Mr. Littlehales, seconded by Mr. Shane to recommend the Board of Supervisors grant Preliminary Plan approval for the Fairview Corner Preliminary land Development Plan. The motion failed to carry with all members voting opposed.

The Planning Commission agreed that plan approval was not warranted until we received the PennDOT review letter. Ms. Fudeman thanked the Planning Commission.

4. LIGHTING ORDINANCE REVIEW

MOTION BY Mr. Littlehales, seconded by Mr. Shane, to recommend tabling the discussion of the Lighting Ordinance until other Planning Commission members were present. The motion carried unanimously.

5. POSSIBLE REZONING

The rezoning of the rear portion of the former Fegely's lot from SR1 to Commercial was discussed.

MOTION BY Mr. Unger, seconded by Mr. Shane to recommend the Board of Supervisors not rezone the rear portion of the Fegely's property from SR1 to Highway Commercial due to the fact that we should not be encroaching into the existing residential neighborhood with a commercial property. The motion carried unanimously.

6. ATTENDANCE FOR AUGUST HISTORICAL COMMISSION MEETING

Mrs. Franckowiak stated that at the next Historical Commission meeting there was someone from Harrisburg in to speak about the Ordinance and would like members from the Planning Commission to attend. The meeting date was August 15th at 7pm. She then stated that emails would be sent to all members as a reminder.

7. GENERAL DISCUSSION

Mr. Unger asked if, as discussed at the May meeting, a letter was sent to the Board of Supervisors asking for building permits to not be issued for Country Club Estates II due to the grading problems located there.

Ms. Cusimano replied that she had not done a letter as she had asked Ed Fink from Great Valley to check to see if they were not following the grading plan before sending the letter to the Board. She then stated that she would do a letter to the Board along with Mr. Fink's findings.

Ms. Cusimano stated that the Planning Commission should have a letter from the Board of Supervisors stating that they had agreed to allow the Exeter Commons plan to be submitted as a Preliminary / Final Land Development Plan. Mr. Unger stated that in all his years he had never seen a plan of this magnitude being submitted as Preliminary / Final.

ADJOURNMENT

MOTION BY Mr. Shane, seconded by Mr. Littlehales, to adjourn the July 3, 2007 meeting of the Exeter Township Planning Commission at 8:16pm. The motion carried unanimously.

Respectfully Submitted,

Linda Cusimano
Planning Commission Recording Secretary

lrc

Correspondence to:

BOS: Rezoning