

**MINUTES**  
**EXETER TOWNSHIP PLANNING COMMISSION MEETING**  
**JUNE 5, 2007**

The Regular Meeting of the Exeter Township Planning Commission was held on Tuesday, June 5, 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  
Paul L. Schwartz  
Gary L. Shane  
Greg T. Unger  
Gregory A. Shantz

**ABSENT:** John W. Bittig, Secretary

**HISTORICAL COMMISSION MEMBERS:** George M. Meiser, IX  
L. Marie Krupiak  
Charles J. Adams III

**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. Schwartz, seconded by Mr. Shantz, to approve the minutes of the May 1, 2007 Planning Commission Meeting as presented. The motion carried unanimously.

**2. AGENDA**

**MOTION BY** Mr. Unger, seconded by Mr. Shane, to approve the agenda of the June 5, 2007 Planning Commission meeting. The motion carried unanimously.

The following business was discussed:

**3. HISTORICAL COMMISSION WORKSHOP**

Ms. Krupiak stated that she saw one item that stated we were looking for a stand alone Historical Controls Ordinance and she agreed. Mr. Adams stated that he also agreed with that idea and felt that was the consensus of the Historical Commission. Mrs. Franckowiak stated that she also agreed so that anyone with a historical structure would not have to go before the Zoning Hearing Board. She then stated that she reached out to the PSATS discussion group and did not receive any response. She then called local municipalities and she received two copies of their ordinances for everyone to read for ideas. Also, everyone she talked to would look to us for a model ordinance. Ms. Krupiak stated that she and Michele Lynch were in contact with

### **Historical Commission workshop continued**

April Frantz in Harrisburg and they would be meeting with her and she would provide a template to do a survey to help with working on the Ordinance. She felt that would help in keeping supplies at a minimum. Mrs. Franckowiak stated that she talked to Troy Bingaman, Township Manager, and he stated that the Historical Commission had a budget of \$500.00 at their disposal. However, they should stop by the Township office to get their copies done at no cost. Ms. Krupiak stated that she was working with the Friends of the Library to get permanent space in the library for working on updating the Historical Map, but it was a slow process. Mrs. Franckowiak stated that she would ask Troy to work on that to try to speed up the process for them. She also stated that she would check into getting nameplates for the Historical Commission. Mr. Adams stated that Lancaster Township was similar to our Township, so we could look to them for a model ordinance to base ours on. Mrs. Franckowiak stated that we were not looking for districts, but would be working on Historical Structures. Mr. Schwartz asked if Mr. Hoffert was asked about the Historical Map or if only the Hans Gerische house was designated as historical? Mrs. Franckowiak replied that she would check to see if she got a response to that question. Mr. Adams stated that we agreed that the top priority was the purification of the Historical Map. Mr. Schwartz stated that, at that time, the top priority was to preserve the Hans Gerische house and we slapped historical controls on the structure to save it. That was the reason we put the Historical Controls Section in the Zoning Ordinance. Mr. Meiser IX stated that the Historical Map was very comprehensive and showed things that haven't been located there for over a century. We would need to go back and refine the map and find the things that were genuinely significant. Mr. Adams stated that we also discussed new historical structures in the Township that should be added to the map. Mrs. Franckowiak stated that one of those was Speedies. Mr. Meiser IX replied that there were very few Dixie Cup Restaurants left. Mr. Adams and Ms. Krupiak agreed that we needed to get the word out to the residents for help in identifying historic properties. Mrs. Franckowiak stated that we would have an article in the Township Newsletter. Mr. Schwartz stated that we should be drawing up the Ordinance this summer and attach the Historical Commission's identified historic properties. Mr. Wilson felt that we should take the map, cross off what should not be there and use the map as a basis of what needed to be added to it. He then stated that we should have the map to go along with the Ordinance. Mr. Unger asked who had the task of coming up with the Ordinance? Mr. Wilson replied the Planning Commission. Mr. Littlehales added along with some assistance.

### **Public Comment**

**JORDAN BAUSHER, 391 Ritters Lane**, asked if the Commission was looking at historic buildings or historic sites. We had the Lincoln Homestead, Boonecroft Farm along with historical sites. So did we want to identify buildings or sites? Mr. Wilson replied that we would be looking for both. Mr. Meiser IX stated that we wanted to identify sites of historic concern along with actual historic structures. Mr. Bausher suggested that Mr. Meiser's home should be designated historic because that was where the famous historian lived. Mr. Adams stated that it could just be noted that way. Along with the Variety gas station, where the Burger King was located, hang a picture of the structure that stood there years ago. He was also proposing Exeter history trading cards and passed a few around.

**THOMAS HOWELL, P.O. Box 4635**, asked if the photographs we had now could be converted to digital and placed on the website to show people what we were looking for? Then the residents could contact someone with the photos they had. Mr. Adams stated that we talked about that. Mr. Gardecki stated that he was going to do a photo gallery with everything we received from either the Historical Commission or from the public. Mr. Adams asked if we could put up the "then and now" photos of Reiffon homes? Mrs. Franckowiak replied that we had not received a copy, but we could do that.

### **Historical Commission workshop continued**

The Planning Commission and the Historical Commission agreed to work together in getting the Historical Controls Ordinance in place.

#### **4. LIGHTING ORDINANCE**

Christopher Hartman: Hartman, Hartman, Howe & Allerton, reviewed the proposed changes to the Lighting Ordinance (reference letter dated May 8, 2007).

The Planning Commission discussed the review letter dated May 8, 2007 and asked Mr. Littlehales to have Mr. C. Stanley Stubbe review Section 6.F.d and provide comment for that section.

#### **5. ZONING ORDINANCE CHANGE**

Ms. Cusimano stated that the Planning Commission should all have a copy of the letter from the Board of Supervisors concerning changes to the Zoning Ordinance. The Board was asking the Planning Commission to incorporate those items into the ordinance along with any other revisions being done. The Planning Commission agreed to work on those changes.

Mr. Wilson reminded the Planning Commission that the next meeting was Tuesday, July 3, 2007.

### **ADJOURNMENT**

**MOTION BY** Mr. Littlehales, seconded by Mr. Schwartz, to adjourn the June 5, 2007 meeting of the Exeter Township Planning Commission at 8:39 pm. The motion carried unanimously.

Respectfully Submitted,

Linda Cusimano  
Planning Commission Recording Secretary

lrc