

**MINUTES**  
**EXETER TOWNSHIP PLANNING COMMISSION MEETING**  
**TUESDAY, MARCH 6, 2007**

The Regular Meeting of the Exeter Township Planning Commission was held on Tuesday, March 6, 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  
Paul L. Schwartz  
Gary L. Shane  
Greg T. Unger  
Gregory A. Shantz

**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. Littlehales, seconded by Mr. Bittig, to approve the minutes of the February 6, 2007 Planning Commission Meeting as presented. The motion carried unanimously.

**2. AGENDA**

**MOTION BY** Mr. Bittig, seconded by Mr. Shane, to approve the agenda of the March 6, 2007 Planning Commission meeting with the addition of 1) Zoning public hearing 2) Commonwealth New Homes traffic study. The motion carried unanimously.

The following business was discussed:

Mr. Wilson stated that he wanted welcome two new members to the Planning Commission: Greg T. Unger and Gregory A. Shantz.

**3. HOME OCCUPATION – 5020 OLEY TURNPIKE ROAD – PYSANKY EGG ART BY APPT. ONLY**

Helen Badulak proposed to have an art studio in her home located at 5020 Oley Turnpike Road. Her art's called Ukrainian Pysanky (Easter Eggs); a method using wax and dyes on different eggshells. The studio would be by appointment only and lessons would be on a "one to one" basis. She met the requirements of the Zoning Ordinance. Mrs. Franckowiak stated that, because of the rural area where they lived, she asked that they be allowed to place a small sign at the entrance of their lane. Mrs. Badulak stated that people sometimes miss the entrance when driving along Oley Turnpike Road. They and their neighbors would appreciate something to mark the entrance to make it easier to locate. She further stated that Mr. McDaniels, a blacksmith, was making a large egg shaped sculpture to use also, particularly if she was denied her sign request.

**MOTION BY** Mr. Bittig, seconded by Mr. Littlehales to recommend the Board of Supervisors approve the home occupation for 5020 Oley Turnpike Road, along with a sign that complied with the Ordinance requirement. The motion carried unanimously.

**4. MET-ED SUB-STATION INFORMAL DISCUSSION** – Marybeth Smialek - Kathy Allen  
- Wayne Freeman - Craig Correll

Ms. Smialek stated that they wanted to come to the Township as a courtesy to talk about their plan to build a sub-station on Birchmont Drive located at the Boscov's warehouse. It would be a distribution sub-station; construction was scheduled to begin in the spring and be online by the summer peaking load. Mrs. Franckowiak stated that when Met-Ed approached the Township for the project it was viewed the same as the Pa American pump station in that it would not require land development, but we needed to be sure that all Ordinance requirements were addressed. Mrs. Allen placed a plan on the board and explained that the primary reason for adding the sub-station was because of the growth along 422. Currently there were two sub-stations that serviced the area, at Lorane and Carsonia. They needed to provide another sub-station because if they would lose a transformer during summers peak usage at either Lorane or Carsonia, they would need to move in a mobile unit. The adjacent circuit ties would still have customers without power. In 2008 one of the transformers in Carsonia will exceed its normal limit. They chose the Painted Sky sub-station for the following reasons: 1) There was a transmission line in that area. 2) It was in a good location for aesthetics as it was in an industrial area. 3) The existing circuits were located near the sub-station. The new sub-station would relieve both the Lorane and Carsonia sub-stations. Mr. Wilson asked how big the site would be as compared with Carsonia? Mr. Freeman replied it would be smaller, the fenced in area would be 57' by 38'. They would be using the back portion of Boscov's trailer lot that was un-utilized for the sub-station. They would access the area through the lot. Mr. Correll stated that it was not a manned site; they would typically enter the site once a month for inspections. It would be a single transformer, metal clad, switchgear structure. Mr. Unger asked how close they would be to any residential property? Mr. Correll replied maybe 800', but that trees would screen the area. Mr. Bittig asked if they were leasing the site? Mr. Correll replied that they had acquired the site by easement. Mr. Bittig then asked if they were taking title to the property? Mr. Correll replied that not as in a fee acquisition. Mr. Bittig felt that they would need to own it or be a lessee. Mr. Schwartz stated that they were a public utility and those rules did not apply. Mr. Littlehales stated that they didn't even need to be here. Mr. Correll stated that they wanted the municipality to be aware of what they would be doing. If there were issues they would entertain comments as best they could. Mr. Littlehales stated that he was concerned with mud being tracked on the road. Mr. Bittig asked if they filed an E & S control plan? Mr. Freeman replied that they had a plan although because they were disturbing less than an acre in size they did not have to formally submit that to DEP. Ms. Smialek stated that they had talked to DEP and the Berks County Conservation District and as it was less than 5,000 sq. ft. in size it did not technically need to be filed. They did have a copy of the plan that would be implemented. Mr. Bittig stated that the concern was with mud and water runoff. Mr. Freeman stated that the contractor would have a copy of the plan. Mr. Wilson asked if it would be gravel based? Mr. Freeman replied yes, it would. Ms. Smialek thanked the Planning Commission.

**5. NEMO REPRESENTATIVE APPOINTMENT (AND ALTERNATE)**

Mrs. Franckowiak stated that they had a memo in their packets explaining what the program was and the Township was looking for a volunteer from the Planning Commission and the EAC to attend daytime NEMO meetings. Mr. Bittig volunteered to attend.

**6. ZONING PUBLIC HEARING**

Mr. Bittig stated that next Monday was the public hearing for the amendments to the Zoning Ordinance. He then suggested someone should attend to represent the Planning Commissions views, which essentially matched the Berks County Planning Commission review letter. Mr. Shantz stated that he believed he would be available on that date; he would check his schedule and would attend if his schedule allowed.

**7. COMMONWEALTH NEW HOME TRAFFIC STUDY**

Mr. Bittig stated that we received the Kaplan Steward papers stating that they were presenting a traffic study for the site on Stonetown Road. They also made a request for the Township Engineer to review the study and give a

### **Commonwealth traffic study continued**

response back. Mr. Bittig stated that on page two of their report they gave the sight distance analysis, which showed they more than met the safe stopping distance in all directions based on the 85 percentile speeds that they observed in the study. But, they based their stopping distances on 4% grade. If anyone went down Stonetown Road, in that area, it was not 4%. He checked the USGS map and it showed a 20-ft drop in 120-ft, which was 17% downgrade. He asked that Mr. Peifer, GVC, take a good look at that. Mrs. Franckowiak stated that she did not think anyone would be reviewing the study until the Board decided if they would re-open the conditional use hearing and allow additional information to be submitted. Mr. Bittig stated that they were requesting that the hearing be re-opened. Mrs. Franckowiak replied that first the Board needed to decide if they would give that consideration and did not want GVC doing anything until the Board rendered their decision.

Mr. Bittig stated that if the Board decided to go ahead and allow additional information, then GVC should take a good look and make sure that we were not putting people at risk.

### **8. GENERAL DISCUSSION**

Mr. Wilson stated that he wanted to discuss two items. One was Central Catholic, where the Supervisors had gone ahead and given approval to the preliminary plan and seemed to ignore most of the recommendations of the Planning Commission, (as far as recommendations to what needed to be done to improve the traffic situation). He suggested that was disappointing. He then stated that he welcomed two new members and no reflection on Mr. Shantz, but it was disappointing to him, that in our Township that we couldn't get someone that lived in the Township longer than six months. As the Planning Commission, we did not get to see what the qualifications were of anyone and did not get to review anything. He was surprised that someone who lived in the Township for only six months was chosen. He further stated that Mr. Shantz could do very well and he wasn't disputing that, it just surprised him. With the handling of the Planning Commission appointment process and the situation with Central Catholic, he wanted to announce that he handed in his petition for Supervisor. He felt that he needed to see what was happening on that side, because the Planning Commission was being ignored. Mr. Bittig stated that he got a preview of the minutes and they did not even want to address the conditions of the GVC review letter imposed along with item #19. He then stated that he was disappointed with that. Mrs. Franckowiak countered by saying she walked away from the Board meeting with the understanding the Board was completely supportive of the Commissions letter, but understood the applicant would not be held to the off-site improvements, but the Board stated that they would have to address the items in the GVC review letter. Mr. Bittig replied, yes, the Board, then stated that the applicant must address the GVC comments even though the applicant didn't want to.

### **ADJOURNMENT**

**MOTION BY** Mr. Littlehales, seconded by Mr. Schwartz, to adjourn the March 6, 2007 meeting of the Exeter Township Planning Commission at 8:10 pm. The motion carried unanimously.

Respectfully Submitted,

John W. Bittig  
Planning Commission Secretary

lrc

Correspondence to:  
BOS: Badulak - Home Occupation