

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
APRIL 1, 2008

The Regular Meeting of the Exeter Township Planning Commission was held on Tuesday, April 1, 2008 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. Richard Littlehales, Vice 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
Greg T. Unger
Gregory A. Shantz

ABSENT: Paul L. Schwartz
Gary L. Shane

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

1. MINUTES

MOTION BY Mr. Bittig, seconded by Mr. Unger, to approve the minutes of the March 4, 2008 Planning Commission Meeting as presented. The motion carried unanimously.

2. AGENDA

MOTION BY Mr. Unger, seconded by Mr. Shantz, to approve the agenda of the April 1, 2008 Planning Commission meeting. The motion carried unanimously.

* **Mr. Wilson arrived**

The following business was discussed:

3. HOME OCCUPATION – KHAWAJA – 1281 SHELBOURNE ROAD

Mrs. Franckowiak stated that Mr. Khawaja was basically running a no impact Home Occupation, however, because he wanted to locate his investment office in a residential accessory structure she wanted to bring it in front of the Board for approval. They were allowed to have the business in an accessory structure as long as the area they were occupying in the accessory structure did not exceed 25% of the gross floor area of the home. They had no one coming to the home and they met the requirements of the Ordinance. Mr. Khawaja stated that they currently had everything in their bedroom and he wanted to move that out and have a separate office. Mr. Littlehales asked what type of business they ran? Mr. Khawaja replied that they bought properties, renovated them and either sold or rented them.

MOTION BY Mr. Shantz, seconded by Mr. Unger to recommend the Board of Supervisors approve the Home Occupation for Mr. Khawaja located at 1281 Shelbourne Road. The motion carried unanimously.

4. ZONING REVISIONS - Henry Koch, Jr.

Mr. Koch stated that at the Planning Commission workshop he was asked to provide some language for the sign portion of the Zoning Ordinance. The Planning Commission discussed the revisions and agreed to incorporate them in the Ordinance with the addition of “per use”. Mr. Bittig and Mr. Wilson stated that they did not agree with allowing signs to extend above the height of the building. Mr. Wilson further stated that he would prefer that they changed the architecture of the building to accommodate the sign.

MOTION BY Mr. Shantz, seconded by Mr. Unger to incorporate the revisions to the sign section in the Zoning Ordinance with the addition of “per use”. The motion carried with Mr. Littlehales, Mr. Unger, Mr. Shantz voting in favor and Mr. Wilson, Mr. Bittig voting opposed.

Ms. Cusimano stated that the Planning Commission needed to discuss the memo from Michael G. Crotty, Esquire, of Siana, Bellwoar & McAndrew, LLP concerning revisions to our Zoning Ordinance re: Electronic Billboards. The Planning Commission agreed with the revisions.

MOTION BY Mr. Bittig, seconded by Mr. Wilson to incorporate the revisions re: Electronic Billboards into the sign section of our Zoning Ordinance. The motion carried unanimously.

Steep slope controls were discussed along with the changes suggested by Great Valley. It was decided to send along this Section to Andy Bellwoar to review and make suggestions before the next workshop. The question was raised as to whether having setbacks from a flat graded area in front of the structure was part of the UCC code. The Planning Commission asked Mrs. Franckowiak to check with Mr. Koontz if that was in the UCC code.

5. ACT 167 STORMWATER ORDINANCE (REVISED)

Mr. Bittig provided a table of all obstructions in the Township along with design flow capacity and asked to have that incorporated into the Ordinance. The Planning Commission agreed that we needed that for our use, however, that should not be incorporated into the Zoning Ordinance. Mr. Unger provided a Stormwater Ordinance from Laureldale. The Planning Commission asked Mr. Peifer to compare our Ordinance to theirs to see if there would be anything we could add. Mr. Peifer agreed.

MOTION BY Mr. Shantz, seconded by Mr. Bittig to send along the revised Act 167 Stormwater Ordinance (with corrections) to the Board of Supervisors for approval and adoption. The motion carried unanimously.

ADJOURNMENT

MOTION BY Mr. Shantz, seconded by Mr. Wilson, to adjourn the April 1, 2008 meeting of the Exeter Township Planning Commission at 9:02pm. The motion carried unanimously.

Respectfully Submitted,

John W. Bittig
Planning Commission Secretary

Correspondence to:

BOS: Home Occupation – Khawaja – 1281 Shelbourne Rd
BOS: Stormwater Ordinance adoption