

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
JUNE 3, 2008

The Regular Meeting of the Exeter Township Planning Commission was held on Tuesday, June 3, 2008 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

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

1. MINUTES

MOTION BY Mr. Littlehales, seconded by Mr. Shantz, to approve the minutes of the May 6, 2008 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 June 3, 2008 Planning Commission meeting. The motion carried unanimously.

3. APPROVE APPLICATIONS FOR REVIEW

A. **DIAMOND CREDIT UNION – SKETCH PLAN:** **MOTION BY** Mr. Schwartz, seconded by Mr. Shane, to accept the preceding plan for review. The motion carried unanimously.

The following business was discussed:

4. DIAMOND CREDIT UNION – SKETCH PLAN – Scott Miller: Stackhouse Bensinger
- Courtney Mitchell
- John Faust

Mr. Miller stated that they took the comments of the Planning Commission from their informal discussion and made changes to the plan to reflect those. He further stated that they located the access drive to align with the Nursery drive on the opposite side of Pineland Road and would straighten out the parking spaces instead having them on an angle. They would have no direct access to Rt422, but were hoping to add a right turn lane on a Township Road at the intersection of Pineland Road and Rt422 and widen Pineland Road, however, that would be subject to PennDOT review. Mr. Mitchell stated that he hoped the Township would support the extra turn

Diamond Credit Union continued

lane, as they were concerned that the stacking from Pineland Road would block their access drive and “close their front door”. They would like to release the traffic that would be returning to Reading by adding that right turn lane. Mr. Schwartz asked if the “through” lane would be a three-way; left, right or straight? Mr. Miller replied that would be determined by PennDOT. Mr. Peifer stated that he had not given the plan to Tony Maize to review and comment on, but he would do that and ask for comments before they would submit the Preliminary Plan. Mr. Wilson stated that if it were a full sized lane he would have no problem with that.

Mr. Mitchell stated that they were planning on building a linear structure with a serpentine glass wall in the lobby area. That area would be glass framed by masonry. The drive-up area would be masonry. He further stated that their lobby was considered the “show room” and would be showcased by a “glow” at night. They wanted to be similar to the Wyomissing location with beige brick, earth tones, and glass. It would be contrasted with aluminum clad structural elements. They would build horizontal veins to span between the exposed columns to shield the lobby from the sun to act like Venetian blinds. They would be using advanced delivery methods, which was a pneumatic tube system for transactions. They would not just be used for drive-ups but would also be used in the lobby. Mr. Littlehales asked how they planned to build “green”? Mr. Mitchell replied that they planned on geo-thermal for the heating system and would be using the solar control of the sun. They were also planning to use as little of the green area at the rear of the property as possible for their run-off and infiltration. Mr. Miller stated that they would be working on Best Management Practices with the Conservation District and DEP. Mr. Littlehales asked if they would be LEED or Energy Star? Mr. Miller replied that they would be adding some “green” elements to the site, but they would not be trying for LEED Certification. Mr. Shane asked why they would not go for the certification? Mr. Miller replied that it was an economic issue with the owner. He added that he dealt with the site issues and Mr. Mitchell dealt with the architectural elements, but they would be taking some of the best “green” elements and incorporate them with this project.

Mr. Wilson asked if the lobby was one story? Mr. Mitchell replied that the lobby would be open to two stories, but on one level. Mr. Miller stated that the first item in the review letter concerned the 20-foot buffer area. They planned to keep the trees on a majority of the rear of the lot and along the side as well. He further stated that the environmental issues that were brought up by the Planning Commission had been addressed as they had done a Phase One Environmental Assessment and determined that they should be ok from those previously mentioned elements. Mr. Shane asked if the tan area showed future expansion? Mr. Miller replied that was correct, they planned to get approval for the entire project and build that in phases. Obviously they would need to have adequate parking for all of the phases. They would be filling a Preliminary plan within the next week. He then asked if there were any items that would need to be incorporated into the Preliminary Plan?

Mr. Littlehales replied that he did not see any lighting addressed on this plan. Mr. Miller replied that this was a conceptual/sketch plan and they would provide that with the Preliminary Plan submission. He would provide the site lighting and Mr. Mitchell would provide the building lighting. Mr. Littlehales stated that with the design, he would hate to see the exterior broken up by bad lighting. Mr. Mitchell replied that they planned to add soft lighting to the building and would add enough low site lighting for security reasons along with cameras. Mr. Littlehales replied that low-level lighting would be the most useful. Mr. Mitchell stated that they would add bollard lighting for the drive area around the front of the building. Mr. Schwartz asked how they would limit the amount of idle time for the cars using the drive-thru? Mr. Mitchell replied that they never close any of the drive-up lanes (unless they need servicing) and with the remote teller system any one of the tellers inside the bank can take care of a drive-up customer. Mr. Schwartz stated that they could also put up “no idle” signs along with demonstrating how they would handle that in their Environmental Assessment Statement report.

Diamond Credit Union continued

Mr. Wilson asked if the third house down was still occupied? Mr. Mitchell replied that he did not think so and they were quite a distance away and would have plenty of buffer area. Mr. Schwartz stated that with their Preliminary Plan submission they would need to provide an aerial of the property and then we could see the answers to those questions easily. Mr. Miller stated that they would have a landscaper do an actual tree inventory and make sure that they complied with the tree requirements. Mr. Wilson asked if the trees in front of the lobby would be located in cement pots or planted in the ground? Mr. Miller replied that they were conceptual. Mr. Wilson then stated that he was concerned about cars coming off of Rt422 and running into the building and he felt that the cement pots would help in that regard. Mr. Miller stated that he would talk to the Fire Marshal about the 20' drive requirements. Ms. Cusimano stated that the plans would now be reviewed by Great Valley so they could talk to them concerning the issue of the access area around the building. Mr. Schwartz stated that they could use stabilized earth. Mr. Miller replied that the issue they were concerned about was that someone would drive through the wrong way, as it would only be a one way out. Mr. Unger stated that if they also straightened out the parking spaces that might cause someone to drive through the wrong way. Mr. Peifer asked if they put the truck turning template on the plan? Mr. Miller replied that they had, but was not able to show that to the Fire Marshal.

Public Comment

Jordan Bausher, 391 Ritters Road, stated that at the last Board meeting the Developer of Amber Hill stated that the water lines for that project would run from Farming Ridge Blvd. and Ritters Road. Was that correct? Mr. Wilson replied that the water was supposed to run from Farming Ridge Blvd. and Rt562.

ADJOURNMENT

MOTION BY Mr. Littlehales, seconded by Mr. Shantz, to adjourn the June 3, 2008 meeting of the Exeter Township Planning Commission at 8:06pm.

Respectfully Submitted,

Linda Cusimano
Planning Commission Recording Secretary

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