

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
NOVEMBER 5, 2008

The Regular Meeting of the Exeter Township Planning Commission was held on Wednesday, November 5, 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
John W. Bittig, Secretary
Paul L. Schwartz
Greg T. Unger
Gregory A. Shantz

ABSENT: 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 October 7, 2008 Planning Commission Meeting as presented. The motion carried unanimously.

2. AGENDA

MOTION BY Mr. Shantz, seconded by Mr. Littlehales, to approve the agenda of the November 5, 2008 Planning Commission meeting. The motion carried unanimously.

The following business was discussed:

3. CUSTOM PROCESSING RESUBDIVISION & LAND DEVELOPMENT PRELIMINARY PLAN

- Joe Dolan
- Bruce Rader

GVC reviewed the Custom Processing Resubdivision and Land Development Preliminary Plan (reference letter dated October 31, 2008).

Mr. Rader stated that the plan would include a new warehouse and moving lot lines on two lots under common ownership. Mr. Rader then stated that under zoning the issue concerning the landscape buffer between the building site and the residential properties; they were planning on using the existing trees and vegetation and would like the Planning Commissions view on that. After a lengthy discussion the Planning Commission agreed that the existing buffer would be fine. Mr. Bittig asked about the number, frequency, schedules, and size of vehicles for the project, did they provide that? Mr. Dolan replied that they currently moved their inventory back and forth across the street. Customers would bring in their product and it would be transferred

Custom Processing continued

into another trailer then stored on the empty lot that would contain the new Warehouse. They were using trailers as their warehouse so they thought that it would be seven trucks a day. Mr. Bittig replied that was what we were looking for; just place that in the response letter. Mr. Rader asked if that needed to be on the plan? Mr. Wilson replied that we just would like that to be in your response letter for the record.

Mr. Rader asked about 10.B concerning trees suitable for preservation being shown on plan. They showed W.O. on the plan and they could spell that out. Mr. Bittig stated that they should also note on the plan that they were being preserved, as they were not protected unless there was a note on the plan. Mr. Rader replied that they would do that. Mr. Peifer stated that the tree inventory report did not show the number of trees suitable for preservation and the tally taken of how many trees, what kind of trees and inches in diameter as that needed to be done in the report. The replacement amount would be tallied from that. Mr. Bittig referred them to Section 630.2.E paragraph one, in the Zoning Ordinance; if they cut them down they needed to be replaced. Mr. Rader replied that they would do that. Mr. Rader then asked if the Planning Commission would recommend a waiver of the Traffic Impact Study? Mr. Dolan stated that there would be seven trucks and possibly seven additional employees coming onsite. Mr. Unger replied that he did not see a problem with that explanation as long as we were in receipt of the response letter including that information.

MOTION BY Mr. Unger, seconded by Mr. Bittig to recommend the Board of Supervisors grant the waiver of SALDO Section 5.9813; Traffic Impact Study for Custom Processing. The motion carried unanimously.

Mr. Rader stated that they were looking for a waiver of the Water Resource Study, SALDO Section 5.99, as this was a proposed warehouse with just a bathroom and a few sinks. Mr. Dolan stated that no water was used in their operation; they used air.

MOTION BY Mr. Schwartz, seconded by Mr. Unger to recommend the Board of Supervisors waive the requirement of SALDO Section 5.99 for a Water Resource Study, as they did not use water in their production process. The motion carried unanimously.

Mr. Rader stated that page five indicated an Environmental Hazard report needed to be completed and they were requesting a waiver, as he did not feel that there were any Environmental Hazards. Everything was in warehousing and trucks. Mr. Littlehales asked what kind of packaging came in to their facility and what went out? Mr. Dolan replied that one of things they made was ingredients for vitamin pills and minerals that go into paints and soaps. Mr. Schwartz asked if anything would be hazardous or toxic? Mr. Dolan replied no. Mr. Unger asked if the intent of the Environmental Hazard report was to evaluate the site to make sure that there were no "dirty" barrels and things like that? Mr. Peifer asked if a Phase 1 Environmental study had been done on the site before they bought it? Mr. Dolan replied that he was not sure, but he thought that was possible when the property was purchased around three years ago. He further stated that he would check and forward that to the Township. Mr. Unger stated that someone would need to sign off on the fact that nothing was buried on the site. Mr. Dolan asked if a copy that was two or three years old would suffice? Mr. Unger replied two or three years, but not ten.

Mr. Bittig asked if they heard from the Water Company? Mr. Rader replied that they would just have bathrooms, but he would check into that. Mr. Peifer stated that there was a separate issue, which was if they had adequate water pressure and volume for fire protection.

Custom Processing continued

Mr. Rader stated that at the bottom of page 6, #11 and #12 concerned the waiver requests. The first was for the width of the infiltration pond's berm. The proposed width was 6' while the required width was 8'. They were also looking for a waiver of the freeboard height of the infiltration pond's berm. The proposed freeboard height was 0.5 feet while the required height was 1.0 foot. Mr. Schwartz asked Mr. Peifer if that would be adequate? Mr. Peifer replied yes.

MOTION BY Mr. Schwartz, seconded by Mr. Bittig to recommend the Board of Supervisors waive the requirement of Stormwater Ordinance Section 310.C.11.b; width of berm and Section 310.C.11.f; freeboard height of berm. The motion carried unanimously.

Mr. Rader stated that they were also requesting a waiver of Section 310.D.7 to allow the use of HDPE pipe for the storm sewer in the Township R-O-W. RCP was required. After a lengthy discussion the Planning Commission agreed that they should use the RCP pipe as Mr. Peifer stated that the Township had never waived that requirement. Mr. Rader stated that on page #8 for the 100-year floodplain boundary, the warehouse was in the 200-year floodplain. Mr. Dolan stated that they had 100-year floodplain that ran along the wetland areas. There was another 100-year floodplain that was taken from the FEMA map. Mr. Peifer stated that it followed a cross section of the 192-foot contour. The way the Floodplain Ordinance was written it stated that the Planning Commission could make a determination as to which boundary they would accept as being the most accurate. The Planning Commission agreed that they should put both lines on the plan. Mr. Dolan then asked for Preliminary Plan Approval.

MOTION BY Mr. Schwartz, seconded by Mr. Littlehales to recommend the Board of Supervisors approve the Custom Processing Subdivision and Land Development Preliminary Plan subject to all outstanding items in the October 31, 2008 GVC review letter being completed during Final Plan stage. The motion carried unanimously.

4. DIAMOND CREDIT UNION – FINAL PLAN

GVC reviewed the Diamond Credit Union Final Land Development Plan (reference letter dated October 30, 2008).

Mr. Bensinger stated that on page 2, #6 on the bottom, they placed a note on the plan that the Township had a right to require sidewalks in the future. On page 3, #9 for the water main, they did show the proposed tie-in. Mr. Bensinger then stated that #9.A stated that the Township Roadmaster should review the plan. Ms. Cusimano replied that she talked to Clarence Hamm and he stated that if they were digging on Sunset Manor Drive, they would just need to apply for a Road Occupancy Permit with the Township.

Mr. Bensinger stated that the Utility permit had been applied for and typically took around one month to receive. They were waiting for the approval letter from PA American Water Company. Mr. Bensinger further stated that they were aware that they would need to contribute to the Stormwater Fund for inspections. Also #6 concerned the location of a proposed sign that should be reviewed by the Zoning Officer. Mrs. Franckowiak replied that would be addressed by way of building permit and they should remove that from the plan. Mr. Bensinger replied that they could do that. Mr. Bittig asked if the Lighting Plan was completed? Mr. Peifer stated that the numbers on the plan now conform to the Ordinance.

Mr. Schwartz stated that when the EAC met, their concern was if the plants in the rain garden would die, what would happen then? Mr. Bensinger replied that it would be a part of the BMP Operations Manual.

Diamond Credit Union continued

Mr. Bittig asked if they received the approval from BCCD for the E & S Control Plan? Mr. Bensinger replied that they received the administratively complete letter. Mr. Bittig stated that they should have a note on the plan about preserving the trees. Mr. Bensinger asked if they could have Final Plan approval.

MOTION BY Mr. Bittig, seconded by Mr. Shantz to recommend the Board of Supervisors grant Final Plan Approval for Diamond Credit Union subject to closure of all items in the October 30, 2008 GVC review letter. The motion carried unanimously.

5. INFORMAL DISCUSSION – 25 SHELBOURNE ROAD - Steve Bensinger - Mr. Giles

Mr. Bensinger stated that they wanted to discuss a land development project for 25 Shelbourne Road and ask for direction from the Planning Commission. Their client was planning on building a Bruster's Ice Cream Shop, which would also serve Nathan's Hot Dogs. The building would be 1,018sf with a 360sf freezer in the rear and would have a drive-thru. There would parking in the front and parking on the other side of the property. The interesting thing about the property was that it was two separate tracts of land and there was a 15' wide strip of land that ran through the middle that was owned by Bell Telephone Company. It was not an easement, it was actually owned by the Phone Company. Their attorney was trying to work on acquiring the piece of land and giving an easement to the Phone Company in order for them to develop the property with fewer problems. There was currently an old house sitting there that would be removed.

Mr. Peifer stated that Mrs. Franckowiak brought up an interesting issue; the fact that their parking lot was on its own lot as a principal use and she did not think it was permitted by Ordinance. Mr. Bensinger replied that would be a Zoning issue. Mrs. Franckowiak then stated that Mr. Peifer found something in Section 610 for off-street parking that would work in their favor because the parking was for a use within 300-ft and people did not need to cross a public street to access the business. Mr. Unger asked if the Utility was giving them an easement to access their property? Mr. Bensinger replied yes. Mr. Unger then asked if they could purchase that 15-foot wide property and then provide an easement to the Utility? Mr. Bensinger replied that the Attorney was looking into all of that to see if it was possible. Mr. Bensinger then stated that they would have access from Shelbourne Road, which was a state road. Mr. Wilson stated that he felt it was a problem for access from Shelbourne Road, one too many driveways. Mr. Peifer asked if they could get access off of the Dunkin Donut driveway. The Planning Commission felt that they should check if they could get access through the neighboring site (Wendy's/Dunkin Donut) since their hours of operation were from 11am to 10pm and would not conflict with the Dunkin Donut. Then they would not need to add another driveway along Shelbourne Road. Mr. Giles stated that if it was too much of a problem to develop that site he wanted to know now before he proceeded. Mr. Wilson further stated that if they got a Highway Occupancy Permit from the State that was all they would need. The Planning Commission felt that their use would be one of the best possible uses for this site.

Mr. Giles stated that the site might be historical and he wanted the Planning Commission to know that once he purchased the site if there was anything of historical value that the Township would like to take they would be welcome to it. Mrs. Franckowiak replied that she would pass that along to the Historical Commission. Mr. Bensinger stated that they would take the Planning Commission suggestions and work from there.

6. SET WORKSHOP DATE FOR ALTERNATIVE ENERGY ISSUES

Mr. Schwartz asked if everyone had a chance to look over his corrections to the Windmill Ordinance?

Mrs. Franckowiak replied that she would check her email and pass it along to the members to review before the workshop.

The Planning Commission agreed to meet for the workshop at 6:30pm, December 2, 2008, one hour prior to the December Planning Commission meeting.

ADJOURNMENT

MOTION BY Mr. Unger, seconded by Mr. Shantz, to adjourn the November 5, 2008 meeting of the Exeter Township Planning Commission at 8:53 pm. The motion carried unanimously.

Respectfully Submitted,

John W. Bittig
Planning Commission Secretary

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Correspondence to:

BOS: Diamond Credit Union Final Plan & sidewalk issue

BOS: Custom Processing Re-subdivision and Land Development waivers and Preliminary Plan