

**MINUTES**  
**EXETER TOWNSHIP PLANNING COMMISSION MEETING**  
**AUGUST 4, 2009**

The Regular Meeting of the Exeter Township Planning Commission was held on Tuesday, August 4, 2009 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. Donald R. Wilson, Chairman called the meeting to order at 7:00 p.m. followed by the Pledge to the Flag.

**COMMISSION MEMBERS:** Donald R. Wilson, Chairman  
Paul L. Schwartz, Vice Chairman  
John W. Bittig, Secretary  
Richard Littlehales  
Gary L. Shane  
Greg T. Unger  
William Rush

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

**1. MINUTES**

**MOTION BY** Mr. Schwartz, seconded by Mr. Littlehales, to approve the minutes of the July 7, 2009 Planning Commission Meeting as presented. The motion carried with Mr. Littlehales, Mr. Wilson, Mr. Schwartz, Mr. Rush, voting in favor and Mr. Bittig, Mr. Unger and Mr. Shane abstaining

**2. AGENDA**

**MOTION BY** Mr. Unger, seconded by Mr. Rush, to approve the agenda of the August 4, 2009 Planning Commission meeting with removal of Bausher Farm Subdivision. The motion carried unanimously.

**3. APPROVE APPLICATIONS FOR REVIEW**

- A. **EXETER TOWNSHIP ELEMENTARY SCHOOL – FINAL PLAN; ARTERS ANNEXTION – SKETCH PLAN OF RECORD: MOTION BY** Mr. Schwartz, seconded by Mr. Bittig to accept the preceding plans for review. The motion carried unanimously.

The following business was discussed:

**4. RITE AID PHARMACY – PRELIMINARY PLAN** – Darryl Kirsch, Bill Colby

GVC reviewed the Rite Aid Pharmacy Preliminary Plan (reference letter dated August 6, 2009).

- Mr. Colby stated that the 1954 deed restriction was that no building could be constructed on the rear portion of the lot without the owners/family consent. The Planning Commission agreed no further action was necessary because no building was planned in that area. Mr. Peifer stated that Rite Aid would need to record the sheet that stated that no building would be constructed on the rear portion.
- The Planning Commission concurred that the letter from Rite Aid concerning stacking of cars at the drive up window satisfied item #4.
- The Planning Commission agreed that Item #8, concerning encroachment in the improvement setback, has been satisfied and is a non-issue.
- The Planning Commission agreed that Item #15 concerning existing non-conforming use is a non-issue.

## **Planning Commission minutes, page 2 of 3, Rite Aid Pharmacy continued**

- Mr. Peifer stated that the engineer shall put a note on the plan that they would comply with the Environmental Performance Standards.
- The Developer will delineate the parking spaces with “hairpin” striping.
- The Developer would do their best to find out what trees previously existed and were removed from the property prior to the purchase and replace as necessary.
- The Engineer provided a letter from Sunoco concerning the pipeline through the property.
- The Engineer will meet with GVC to address traffic concerns.
- The Engineer will provide the truck turning movement for a WB50 truck to meet the requirements. Mr. Peifer stated that they would need to place a note on the plan that the site would be serviced by trucks no larger than WB50 trucks.
- Mr. Colby stated that they would work on the remaining bold issues and return next month.

### **5. EXETER ELEMENTARY SCHOOL – FINAL PLAN – Grant Smith**

GVC reviewed the Exeter Township Elementary School Final Plan (reference letter date August 4, 2009).

Mr. Smith stated that they were working on all of the open issues, PennDOT HOP, infiltration, trails, etc.

- The Engineer agreed to take the two smaller conservation easements and tie them into existing property corner/pins.
- The Planning Commission felt that the walking trail should be extended to the northeastern corner of the property. Mr. Smith stated he could show a tentative trail on the plan with a note stating that the location may need to be changed.

**MOTION BY** Mr. Schwartz seconded by Mr. Bittig to recommend the Board of Supervisors waive the requirements of SALDO Section 6.203 (curbs) and Section 6.204 (sidewalks) along Schoffers Road and Boyertown Pike subject to the developer extending the proposed walking trail design to the northeastern corner of the property. The Motion carried with Mr. Littlehales, Mr. Schwartz, Mr. Unger, Mr. Bittig voting in favor and Mr. Wilson, Mr. Rush voting opposed.

### **Public Comment**

**Robert Nye, University Rifle Club**, asked if they planned to install a detention device in the existing pond. Mr. Grant replied no, they were not going to disturb the existing pond; they were not using that for stormwater management. Mr. Nye stated that the land downstream was subject to flooding from that source. Mr. Grant replied that they were not allowed by law to increase the stormwater coming off of the site. Mr. Nye stated that he was concerned and they wanted to prevent a disastrous situation on their property. Mr. Bittig replied that they were obligated, under ordinance, to not make the situation worse. Mr. Nye then asked what the lines on the property meant? Mr. Grant replied that they represented trails. Mr. Nye responded trails that led to nowhere. Mr. Grant replied that they led to the public right-of-way of Schoffers Road. Mr. Nye asked if that was to serve as a nature trail. Mr. Grant replied yes.

- Mr. Peifer requested that when the Engineer made submissions to the Conservation District and to PennDOT the same submission should be made to the Township. He also asked that when they received their reports from the Geo-Tech and the stormwater reports were redone, to please make one whole final report submission, rather than piece-meal it.

### **6. BAUSHER FARM – SKETCH PLAN OF RECORD**

No one was in attendance to discuss the plan.

**7. ARTERS ANNEXATION – SKETCH PLAN OF RECORD – John Hoffert**

GVC reviewed the Arters Annexation Sketch Plan of Record (reference letter dated July 31, 2009).

- The applicant will have the gravel driveway (that encroached upon Parcel A) removed
- The Planning Commission agreed that if DEP did not required the non-building planning waiver it was not necessary.
- Mr. Hoffert will modify the plan to comply with any outstanding comments in the review letter and submit the changes and return next month.

**8. SALDO REVISIONS**

The Planning Commission agreed to submit any suggested revisions to Ms. Cusimano to compile and be discussed at the September Planning Commission meeting

**9. ADDRESS EXPIRING SUBDIVISION AND LAND DEVELOPMENT PLANS**

Ms. Cusimano stated that the Commonwealth New Homes Subdivision plan was due to expire on August 30, 2009.

**MOTION BY** Mr. Bittig, seconded by Mr. Schwartz, to recommend the Board of Supervisors reject the Commonwealth New Homes Subdivision unless a submission is made and a time extension is received and approved to take the plan beyond the August 30<sup>th</sup> due date. The motion carried with Mr. Rush, Mr. Shane, Mr. Littlehales, Mr. Schwartz, Mr. Bittig, Mr. Unger voting in favor and Mr. Wilson voting opposed

**ADJOURNMENT**

**MOTION BY** Mr. Unger, seconded by Mr. Schwartz, to adjourn the August 4, 2009 meeting of the Exeter Township Planning Commission at 8:17 pm. The motion carried unanimously.

Respectfully Submitted,

John W. Bittig  
Planning Commission Secretary

lrc

Correspondence to:

BOS: Exeter Township Elementary School Waiver request  
BOS: Commonwealth New Homes rejection