

**MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
MAY 5, 2009**

The Regular Meeting of the Exeter Township Planning Commission was held on Tuesday, May 5, 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
Gary L. Shane
Greg T. Unger
William Rush

ABSENT: Richard Littlehales

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

1. MINUTES

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

2. AGENDA

MOTION BY Mr. Bittig, seconded by Mr. Schwartz, to approve the agenda of the May 5, 2009 Planning Commission meeting. The motion carried unanimously.

The following business was discussed:

Mr. Wilson welcomed Mr. Rush to the Board and stated that he was kind enough to fill in the unexpired term.

4. RITE AID VARIANCE REQUEST

The Rite Aid Variance request was discussed and representatives planned to return next month to discuss possible changes.

MOTION BY Mr. Unger, seconded by Mr. Schwartz to recommend the Zoning Hearing Board not approve the variance request as submitted. The motion carried with Mr. Shane, Mr. Wilson, Mr. Unger, Mr. Schwartz voting in favor and Mr. Bittig, Mr. Rush voting opposed.

5. EXETER SCHOOL DISTRICT ANNEXATION – SKETCH PLAN FOR RECORD – Grant Smith

GVC reviewed the Exeter School District Minor Subdivision Sketch Plan for Record (reference letter dated April 29, 2009).

The following items were discussed:

- Mr. Smith agreed to label the 16.693 acres as annexation parcel 1 and show the parcel it would be annexed to with bearings and distances.
- Mr. Smith assured the Planning Commission that all the current notes will remain on the plan and they will add the non-building waiver note.
- Mr. Smith assured the University Rifle Club that the note concerning the proximity to an active shooting facility will be placed on the plan.

6. EXETER TOWNSHIP ELEMENTARY SCHOOL – PRELIMINARY PLAN – Grant Smith
- Ron Messler
- John Wichner

GVC reviewed the Exeter Township Elementary School Preliminary Plan and Stormwater Management Report (reference letters dated May 1, 2009 and May 5, 2009 respectively).

The following items were discussed:

- Architecturals and aeriels were reviewed and discussed. Land Development plan shows the building with the maxed out size, the two additions would be added later as needed.
- Mr. Messler stated that they would be building green and were looking at higher than a Silver LEEDS certification, but not quite meeting Gold.
- Mr. Smith assured the Planning Commission that they would use native vegetation. The Planning Commission stated that they would be flexible as a new list was being worked on and asked that Privet be removed from the plan.
- The developer would be using Geo Thermal for heating and cooling. They also would be harvesting rain water to irrigate the sports fields. They were looking at providing walkway paths on the property.
- The developer would be using reinforced turf for the Fire Lane.
- Mr. Smith will provide the Certification of Order from the Zoning Hearing Board.
- Mr. Smith will provide better specifics for the use of the sports fields.
- The Planning Commission raised concerns if there would be enough parking provided for events. Mr. Smith stated that they needed to keep down impervious surface amounts and possibly could use pavers/stabilized blocks and the bus parking area would provide 51 additional spaces for events.
- Mr. Smith will address the steep slope issues listed in item #9 in the GVC review letter.
- Walter Greth has provided a release for all the documents completed for the Amber Hill Development.
- Mr. Smith would revise note #3 on the plan concerning the title search.
- Mr. Wichner stated that the additional right-of-way for SR0562 would be entirely on the School Property.
- Mr. Smith will provide documentation to address the Water Resource Study requirement.
- Mr. Smith will provide a written waiver request for curbs and sidewalks.
- Mr. Smith will re-submit the lighting plans to meet the requirements of the Lighting Ordinance.
- Mr. Smith will comply with the EAC comments.
- The Planning Commission agreed with the Berks Country Planning Commission concerning adding an emergency access that could be locked with a Knox block and it would not be for general use.
- Mr. Smith agreed to contact GVC two days prior to completing the infiltration testing and would comply with the Stormwater comments.

Public Comment

Jordan Bausher, 391 Ritters Road, read from a Memo that he passed out to the Planning Commission concerning walk/bike pathways stating that there should be a path along Schoffers Road up to the school property and would like the Planning Commission to request that the Board of Supervisors pass a resolution to have a pathway constructed there.

Robert Nye, University Rifle Club, stated that he wanted to respond to the Memo and further stated that he wanted it to be on record that the University Rifle Club would not be interested in having any walk/bike pathways and trails across University Rifle Club property as proposed by Mr. Bausher. Mr. Schwartz asked even along the road as it would be in the road right-of-way? Mr. Nye replied that was correct. Mr. Schwartz replied that he was sorry to hear that. An unidentified gentleman from the University Rifle Club responded that you would not want to invite kids onto an active shooting facility.

7. HISTORICAL AREA CONTROLS

The revised Historical Area Controls section from the Zoning Ordinance was reviewed and corrections were made.

8. DISCUSS LOCATIONS TO PLANT TREES ON PUBLIC LAND / GENERAL DISCUSSION

Mrs. Franckowiak stated that Michelle Kircher asked Clarence Hamm to go out and take a look at Farming Ridge Park where she felt that trees had been planted and were now gone. She had asked if the Board of Supervisors would be supportive to plant trees there with the money received from Exeter Commons for that purpose. Mrs. Franckowiak stated that they wanted to know if there were any other public places where we could plant trees. Mr. Schwartz stated that there was specific language in the Zoning Ordinance concerning how that money was to be used and then read from that section. Mrs. Franckowiak then asked the Planning Commission if they would support Michelle Kirchers' idea to plant trees in Farming Ridge Park. The Planning Commission agreed.

Ms. Cusimano stated that the AEM Office land development plan was hoping to receive approval at the May 18th Board of Supervisors meeting. If it was not ready then we would need a time extension.

MOTION BY Mr. Unger, seconded by Mr. Bittig to recommend the Board of Supervisors reject the AEM Office Land Development Final Plan unless the plans were approved or a time extension is granted. The motion carried unanimously.

ADJOURNMENT

MOTION BY Mr. Unger, seconded by Mr. Bittig, to adjourn the May 5, 2009 meeting of the Exeter Township Planning Commission at 9:01 pm. The motion carried unanimously.

Respectfully Submitted,

John W. Bittig
Planning Commission Secretary

lrc

Correspondence to:

BOS: AEM Office rejection letter – if needed