

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
OCTOBER 6, 2009

The Regular Meeting of the Exeter Township Planning Commission was held on Tuesday, October 6, 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. Bittig, seconded by Mr. Shane, to approve the minutes of the September 1, 2009 Planning Commission Meeting as presented. The motion carried with Mr. Wilson, Mr. Schwartz, Mr. Bittig, Mr. Shane, Mr. Rush voting approved and Mr. Littlehales abstaining.

2. AGENDA

MOTION BY Mr. Bittig, seconded by Mr. Rush, to approve the amended agenda of the October 6, 2009 Planning Commission meeting with the removal of Rite Aid Pharmacy and the addition of the Bausher Farm Subdivision . The motion carried unanimously.

3. APPROVE APPLICATIONS FOR REVIEW

A. **RITE AID – FINAL LAND DEVELOPMENT PLAN: MOTION BY** Mr. Bittig, seconded by Mr. Shane to accept the preceding plan for review. The motion carried unanimously.

The following business was discussed:

4. RITE AID – FINAL PLAN

GVC reviewed the Rite Aid Final Plan (reference letter dated October 2, 2009).

The plan was not discussed; however, it was accepted for review.

5. EXETER ELEMENTARY SCHOOL – FINAL PLAN – Scott Miller

GVC reviewed the Exeter Township Elementary School Final Plan (reference letter dated October 2, 2009).

- The Engineer will add the steep slope information to the plans.
- The E & S control plans will be submitted after infiltration testing is reviewed.
- Mr. Peifer stated that he reviewed the infiltration testing for the waiver request and would agree with granting the waiver of the Water Resource Study.

Exeter Elementary School continued

MOTION BY Mr. Littlehales, seconded by Mr. Schwartz to recommend the Board of Supervisors waive the Requirement of SALDO Section 4.287; Water Resource Study, as recommended by GVC. The motion carried unanimously.

- The Engineer will add the waiver notes to the plan.
- The Geo-tech (David Blackburn Associates) is developing a drainage system for the foundations and it will included with the building permit application. Mr. Peifer asked that they show on the plan where the water will be directed. Mr. Miller will provide that with the next submission.
- The Engineer will correct the setback lines on the plans.
- Mr. Miller will pass along the question concerning water service and water pressure for the site.

6. DIAMOND CREDIT UNION WAIVER REQUEST – Scott Miller

Mr. Miller stated that previously the plan was approved by the Board of Supervisors with the condition that sidewalk be provided, however the issue of curb was not clearly addressed as part of the motion by the Board of Supervisors and therefore they were requesting waivers of Section 6.203 – curbs and Section 6.2042 – sidewalks with curbs, to address the issue. Since no improvements are proposed for Pineland Road but the additional right-of-way is offered for dedication it is difficult to place the curbing at this time without extensive improvements to the intersection of Route 422 and Pineland Road. Mr. Miller further stated that in dealing with the addition of curbing there would also be problems with how to handle the Stormwater issues. They originally talked about putting in a right turn lane on Pineland Road, but that wasn't feasible as the travel lane across the road did not line up properly with Pineland Road. It would cause problems with PennDOT and possibly the neighbor. If they would put the curbing at the right-of-way line it would require additional paving, giving motorists the idea that it's actually a right-turn-lane and that required line striping to keep people from driving along that area. Mr. Miller showed two plans with the addition of curbing on the plan and stated that he hated to have to come back before the Planning Commission; however they needed direction on how to address the curbing issue. The Ordinance states that the edge of curbing should be a minimum of ten feet from the right-of-way. One plan showed a right turn lane with a "pork chop" at the intersection which would change the stormwater, the HOP and possibly the signalization at the intersection. The second sketch shows the widening without the right turn lane but increased the radius at the intersection. The concern with that plan was it was not a turn lane and even if you stripe it "no turn" it would cause complications, such as the sight distance at the intersection because of the neighboring wall. They felt that they have provided the ultimate right-of-way, they were providing sidewalk, and there was enough room between the existing pavement and where the sidewalk was located to give the Township flexibility to change the intersection in the future, if it would be needed. Also if necessary, they would add a note to the plan that the owner would need to add curbing if the Township deemed it necessary in the future. They felt that right now was not the time to do it. Mr. Littlehales asked if stormwater was taken into consideration with or without curbing. Mr. Miller replied that it was without curbing and they added a trench drain at the driveway to handle any additional water there. They would not be adding any additional water onto the roadway. Mr. Shane asked what would happen to the ten foot area if curbing was not added. Mr. Miller replied that it would remain grass. Mrs. Franckowiak asked if there was an engineering necessity to have curbing along with the sidewalk. Mr. Peifer replied that it was for safety issues so there would be a barrier between motor vehicles and pedestrian traffic on the sidewalk. Mr. Miller stated that the sidewalk would be far behind the 10-foot strip of grass. Mr. Wilson asked if they were talking about curbs and sidewalks along 422. Mr. Miller replied that the plan showed sidewalk along 422 and PennDOT indicated that they did not want curbing along 422. Mr. Peifer stated that the sidewalk along 422 was outside of the right-of-way. Mr. Peifer suggested they ask again for a waiver of sidewalks along with curbs with adding a note on the plan that if in the future the Township required both the owner would put them in at that time.

Diamond Credit Union continued

Mrs. Franckowiak stated that they might not want to go down that path again, but the Planning Commission fully supported the waiver and it was the Board that was split. She further stated that now with the new information about the curbing not making sense for a lot of reasons it would make sense to ask for both waivers. Mr. Miller replied that he was not sure he would be comfortable with that. Mrs. Franckowiak stated that there was an effort under way to have sidewalks throughout Exeter Township which is good, but in some instances due to safety reasons it did not make sense at this particular time, but with the note on the plan the owner is acknowledging that they would have no choice if the Township required the installation at a later date. Mr. Miller stated that when you put in sidewalk you then you would also need to deal with ADA issues at the intersection. He did not know if the other side had that as well and they would be opening a “can of worms” which might also affect the Township. Mrs. Franckowiak stated that it happened at Exeter Commons where they were required to put in ramps to “nowhere”. They reached out to PennDOT to say that it was an unsafe condition and asked for changes. She further stated that at this intersection it would drop people off at a hard bend with nowhere to go and that did not make sense. Mr. Peifer stated that he also doubted that there were any pedestrian crossing signals at that intersection. Mr. Miller stated that the Planning Commission could make the recommendation, but the Board would have to review and approve the waivers. Mr. Miller further stated that he felt that the issue of the sidewalks should have been addressed at preliminary plan stage rather than deferring it to final plan stage. Mrs. Franckowiak stated that with the additional paving and striping it would add additional cost to the Township to maintain the striping and for snow removal. Also cars would drive in that area even though the striping would say not to. Mr. Bittig stated that it could cause accidents. Mrs. Franckowiak stated that when Linda and she met with Scott, Craig and Joe; GVC would not support the waiver of curbing if there were sidewalks. Mr. Rush stated that with the common sense prospective he would support waiving curbing and sidewalk as long as they added the note that the owner would add them at a future date if the Township required it. He felt that was the smartest thing to do. Mr. Bittig stated that emotions ran high for sidewalks. Mrs. Franckowiak replied that they did, but in some instances they did not make sense. Mr. Bittig replied that in this case they would be installing sidewalks to nowhere. The Planning Commission agreed.

MOTION BY Mr. Rush, seconded by Mr. Littlehales to recommend the Board of Supervisors grant the waivers of SALDO Section 6.204; sidewalks and Section 6.203; curbing along with a note being placed on the plan that if the Township required the installation of curbing and sidewalks the owners would do so at their expense. The motion carried unanimously.

7. VARIANCE REQUEST – REDNER’S SIGN

Mrs. Franckowiak stated that they held the hearing and this was just a formality to have the Planning Commission review the variance request and offer their recommendation. Mrs. Franckowiak asked if they wanted to comment. The Planning Commission asked what the decision was for the variance.

Mrs. Franckowiak replied that the decision was that the sign is allowed. The Planning Commission agreed that no recommendation was needed.

8. RITE AID BUILDING SIZE CORRECTION LETTER

Ms. Cusimano stated that the approval letter that was sent to the Board for the Rite Aid Preliminary plan incorrectly stated that the building was 14,673 sf. A letter (enclosed with their package) with the corrected building size of 12,594 sf. needed to be approved and sent along to the Board.

MOTION BY Mr. Bittig, seconded by Mr. Littlehales to sign and pass along the Rite Aid Preliminary Plan corrected letter to the Board of Supervisors. The motion carried unanimously.

*** Greg Unger arrived**

**9. THE BAUSHER FARM SUBDIVISION – SKETCH PLAN FOR RECORD & PLANNING
MODULE SIGNATURE**

MOTION BY Mr. Unger, seconded by Mr. Rush to approve the signing of the DEP Non-Building waiver request for the Bausher Farm Subdivision plan. The motion carried unanimously.

MOTION BY Mr. Schwartz, seconded by Mr. Rush to recommend the Board of Supervisors approve the Bausher Farm Subdivision Plan subject to all outstanding items in the August 19, 2009 GVC letter being addressed. The motion carried unanimously.

10. ZONING/SALDO/TREE/FLOOD PLAIN ORDINANCE REVISIONS

The Ordinance changes were reviewed and discussed. Any corrections will be made and reviewed at the November Planning Commission meeting.

11. GENERAL DISCUSSION

Ms. Cusimano stated that the Exeter Elementary School needed a time extension.

MOTION BY Mr. Littlehales, seconded by Mr. Rush to recommend the Board of Supervisors reject the Exeter Elementary School Land Development plan unless a time extension is received and approved. The motion carried unanimously.

Mr. Wilson reminded the Planning Commission that the November meeting would be held on Wednesday, November 4th.

ADJOURNMENT

MOTION BY Mr. Littlehales, seconded by Mr. Rush, to adjourn the October 6, 2009 meeting of the Exeter Township Planning Commission at 9:15pm. The motion carried unanimously.

Respectfully Submitted,

John W. Bittig
Planning Commission Secretary

lrc

Correspondence to:

BOS: Exeter Elementary School waiver request
BOS: Diamond Credit Union waiver requests
BOS: Rite Aid building size correction letter
BOS: The Bausher Farm Subdivision