

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
SEPTEMBER 1, 2009

The Regular Meeting of the Exeter Township Planning Commission was held on Tuesday, September 1, 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
William Rush

ABSENT: Richard Littlehales
Greg T. Unger

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. Bittig, to approve the minutes of the August 4, 2009 Planning Commission Meeting as presented. The motion carried unanimously.

2. AGENDA

MOTION BY Mr. Shane, seconded by Mr. Bittig, to approve the agenda of the September 1, 2009 Planning Commission meeting with the removal of Bausher Farm Subdivision. The motion carried unanimously.

The following business was discussed:

3. RITE AID – PRELIMINARY PLAN – Darryl Kirsch – Bill Colby – Mike Swider

GVC reviewed the Rite Aid Preliminary Plan (reference letter dated August 28, 2009).

- The Engineer will change the plan to reflect “hairpin” striping for the parking spaces.
- The Engineer will provide calculations for the trees to be replaced on the property and also would check if the existing White Birch and American Elm could remain on the site.
- The Engineer will provide the “will serve” letters from the Sewer Authority and the Water Company.
- The Developer is requesting a Stormwater Waiver from Section 305: Ground water recharge. Mr. Peifer stated that they might cover that with the proposed raingarden. Mr. Colby asked the Planning Commission to address the waiver request now in the event it was needed.

MOTION BY Mr. Schwartz, seconded Mr. Rush to recommend the Board of Supervisors waive the requirement from Stormwater Ordinance Section 305; groundwater recharge if necessary. The motion carried unanimously.

- Concerning item #21 for the storm sewer extension in W. 46th Street, the Township Road Master, Clarence Hamm, agreed with whatever GVC required in that area. Mr. Peifer stated that a catch basin may be required at the low point at W. 46th St. and Greentree Road. Mr. Kirsch would look at that and then contact Mr. Peifer to discuss it.
- Mr. Colby asked the Planning Commission to address the traffic waiver requests. Mrs. Franckowiak stated that Tony Maize, GVC, offered support of the waiver requests.

MOTION BY Mr. Schwartz, seconded by Mr. Rush to recommend the Board of Supervisors waive the requirements of SALDO Section 5.98431; study of peak hour of the generator, Section 5.9849; recommendations for improvements and decrease in levels of service, and Section 5.9848; level of service for the site driveway as supported by Tony Maize, GVC. The motion carried with Mr. Bittig, Mr. Shane, Mr. Rush, Mr. Schwartz voting in favor and Mr. Wilson voting opposed.

- A note will be added to plan stating that a WB-50 semi tractor trailer will be the largest truck used to service this site.
- The Engineer will provide a lighting plan that is compliant with the Lighting Ordinance.

MOTION BY Mr. Schwartz, seconded by Mr. Bittig to recommend the Board of Supervisors approve the Rite Aid Preliminary Plan subject to all outstanding items in the August 28, 2009 GVC review letter being addressed at Final Plan stage. The motion carried with Mr. Bittig, Mr. Shane, Mr. Schwartz, Mr. Rush voting in favor and Mr. Wilson voting opposed.

4. BAUSHER FARM SUBDIVISION – SKETCH PLAN OF RECORD

GVC reviewed the Bausher Farm Subdivision Sketch Plan of Record (reference letter dated August 19, 2009).

No one was in attendance to discuss the plan.

5. ARTERS ANNEXATION – SKETCH PLAN OF RECORD – John Hoffert

GVC reviewed the Arters Annexation Sketch Plan of Record (reference letter dated August 26, 2009).

MOTION BY Mr. Schwartz, seconded by Mr. Rush to recommend the Board of Supervisors approve the Arters Annexation Sketch Plan of Record. The motion carried unanimously.

6. VARIANCE REQUEST - STECKLER

MOTION BY Mr. Rush, seconded by Mr. Schwartz to recommend the Zoning Hearing Board approve the Variance request (with corrections made for distance to the property lines) for Caelin G. Steckler. The motion carried unanimously.

7. SET WORKSHOP DATE FOR ZONING/SALDO/TREE ORDINANCE

The Planning Commission discussed the suggestions from Mr. Schwartz for the Tree Ordinance and corrections were agreed upon along with incorporating portions of the Timber Harvesting Section of the Zoning Ordinance into the new Tree Ordinance.

The Planning Commission also agreed to look over the suggested changes to the Zoning Ordinance and SALDO, and then discuss them at the October Planning Commission meeting.

8. ADDRESS EXPIRING SUBDIVISION AND LAND DEVELOPMENT PLANS

Ms. Cusimano stated that she received a time extension for the Bausher Farm Subdivision that would be addressed at the September 14th Board meeting.

ADJOURNMENT

MOTION BY Mr. Schwartz, seconded by Mr. Rush, to adjourn the September 1, 2009 meeting of the Exeter Township Planning Commission at 8:28 pm. The motion carried unanimously.

Respectfully Submitted,

John W. Bittig
Planning Commission Secretary

lrc

Correspondence to:

BOS: Rite Aid Pharmacy Preliminary Plan approval & waiver request
BOS: Arters Annexation Sketch Plan of Record approval
ZHB: Steckler Variance request