

**MINUTES**  
**EXETER TOWNSHIP PLANNING COMMISSION MEETING**  
**APRIL 5, 2010**

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, April 5, 2010 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  
Richard Littlehales  
Gary L. Shane  
William Rush

**ABSENT:** Greg T. Unger  
John W. Bittig, Secretary  
Cheryl Franckowiak, Zoning Officer

**OTHERS IN ATTENDANCE:** Joe Rogosky, GVC Consulting Engineer  
Linda Cusimano, Recording Secretary  
Michael G. Crotty, Esq.

**1. MINUTES**

**MOTION BY** Mr. Schwartz, seconded by Mr. Rush, to approve the minutes of the March 1, 2010 Planning Commission Meeting as presented. The motion carried unanimously.

**2. AGENDA**

**MOTION BY** Mr. Schwartz, seconded by Mr. Shane, to approve the agenda of the April 5, 2010 Planning Commission meeting with the addition of A. Dog Parks and B. Group Homes under Zoning Amendments. The motion carried unanimously.

The following business was discussed:

**3. ZONING ORDINANCE AMENDMENTS – DOG PARKS – Karel Minor, Humane Society**

Mr. Minor explained that the Humane Society, with the help of Mr. Mascaro, wanted to locate a Dog Park and an Equine Rescue and Adoption location on a property owned by Mr. Mascaro on Route 82, Birdsboro. He provided the following information.

- Ownership of the property would remain in Mr. Mascaros' hands and will not be transferred to the Humane Society, so it would remain taxable and no relief from property taxes will be sought or expected. The Humane Society would hold a ten year lease.
- The property currently has a four stall horse barn and would be renovated and would hold no more than one to four horses at any given time. The fenced in horse pasture would be re-fenced and make the area suitable for the care and keeping of horses.
- The facility would serve as an adoption center for homeless and unwanted horses and as a temporary housing facility for horses seized as part of cruelty investigations.
- Representatives of the Humane Society would be present seven days a week.

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- The Humane Society proposes to add a fenced in 2+ acre dog park with a double gated entrance and exit to prevent pets from escaping. They would also install a covered area to allow owners to sit in a shaded area and would be large enough for approximately 6 people, maybe more.
- The Park would be open to the public, would be “self serve” and no fees would be charged.
- Parks are an allowed use in the SR0 zone by special exception.
- Mr. Crotty will write a definition of park for the Zoning Ordinance and reference “dog” park in that definition.
- Mr. Rogosky stated that if they would add any additional impervious they might be able to obtain a waiver for stormwater, but would still need to provide calculations to demonstrate water quality whether they had to provide full land development plans or not. We needed that on record if DEP wanted to look at our files.

### Public Comment

**Linda Focht, 50 Glen Oley Drive**, asked where the park would be located. Mr. Minor replied that it would be located along Rt. 82 past the landfill entrance on the left side. It was formerly George Hampton’s farm.

**Jordan Bausher, 391 Ritters Lane**, asked what would be done to prevent this entity from being construed as an Exeter Township owned park as he was concerned about liability to the Township. Mr. Wilson replied that it would be the Humane Society’s responsibility. Mr. Rush stated that the Township would not be liable at all; we would just review the plans for conformance.

Mr. Schwartz asked if we needed to make a recommendation to the Zoning Hearing Board. Ms. Cusimano replied that parks are allowed in that zoning district by special exception so they would need to make application for a special exception, then the Planning Commission would make their recommendation.

Mr. Minor asked if they would need to go through the Land Development process as the cost for that would be more than what it would cost to implement the plan. They knew that they need to go through the Special Exception application process before the Zoning Hearing Board. The Planning Commission agreed that they would recommend waiving the requirement for a full land development plan process but they would need to provide plans showing the fenced in area, the pavilion, and any additional parking along with stormwater calculations.

#### 4. ZONING ORDINANCE AMENDMENTS – GROUP HOMES – Mark Koch, William Gregory, Mike McCalpin

The addition of Group Home definition and a section governing Group Homes was discussed. Mr. Koch stated that Adelphoi Village found a property located on Walnut Road that would suit their needs; however the Zoning Ordinance did not have a provision for “group homes”. They met with Township staff and Mr. Crotty to discuss Adelphoi Village and what they do. Mr. Crotty drafted two alternatives to discuss for submission in the Zoning Ordinance. Mr. Koch, along with Mr. Gregory and Mr. McCalpin, explained Adelphoi Village group homes.

- The definition of Group Home was revised to reference the correct agencies governing the use.
- Section number (9) was revised to replace counselor with management/supervisor.

Mr. Wilson was concerned about safety issues, if the police were called out to the location frequently he would have preferred a “three strikes, you’re out” policy, but was told by the Solicitor that could not be done. He further stated that in New Morgan they had a secure facility with fencing, etc. and they had people walking away from that place and his concern was that we would have a similar problem. Mr. McCalpin replied that a secure place was much different from this type of setting. This group home would be set up for low risk kids

like those on probation in the community, but they could not be sent home because the family is dysfunctional, and would be a place for them to live because their home life does not have the structure that they needed. Mr. Wilson asked if they put up fencing. Mr. Koch replied no, it was not a secure facility, it was a home and it was important to distinguish the difference between this and the New Morgan facility. Mr. Gregory stated that they were not talking about violent criminals or anyone that committed a crime that would put them into incarceration. Mr. Crotty replied that if there were a great number of incidences at the home, the Township could take enforcement action against a facility and seek an injunction at the same time. The facility must maintain its license by The Pennsylvania Department of Public Welfare (DPW) and it has a process that they go through if facilities become a problem.

**Public Comment**

**Jordan Bausher, 391 Ritters Lane**, asked who would be responsible for their schooling. Mr. McCalpin replied that they would be schooled at the facility.

**Linda Focht, 50 Glen Oley Drive**, stated that she had worked at Kids Peace which was similar and wondered if the facility had more than just bedrooms as the kids would need a place for recreation. Mr. McCalpin replied that they would provide recreation areas.

The Planning Commission agreed to go with alternative 2 in the listed revisions.

**MOTION BY** Mr. Schwartz, seconded by Mr. Rush, to pass along the Zoning Ordinance amendments to the Board of Supervisors for advertising and adoption. The motion carried unanimously.

**ADJOURNMENT**

**MOTION BY** Mr. Schwartz, seconded by Mr. Rush, to adjourn the April 5, 2010 meeting of the Exeter Township Planning Commission at 8:29 pm. The motion carried unanimously.

Respectfully Submitted,

Linda Cusimano  
Planning Commission Recording Secretary

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Correspondence to:

BOS: Zoning Ordinance revisions