

**MINUTES  
EXETER TOWNSHIP PLANNING COMMISSION MEETING  
DECEMBER 6, 2010**

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, December 6, 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  
John W. Bittig, Vice Chairman  
Richard Littlehales  
William R. A. Rush, Secretary  
Greg T. Unger

**ABSENT:** Gary L. Shane

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

**1. MINUTES**

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

**2. AGENDA**

**MOTION BY** Mr. Bittig, seconded by Mr. Littlehales, to approve the agenda of the December 6, 2010 Planning Commission meeting. The motion carried unanimously.

**3. APPROVE APPLICATIONS FOR REVIEW**

A. **SPEECE SUBDIVISION – SKETCH PLAN FOR RECORD: MOTION BY** Mr. Littlehales seconded by Mr. Rush, to accept the preceding plan for review. The motion carried unanimously.

**4. SPEECE SUBDIVISION – SKETCH PLAN FOR RECORD – John Hoffert**

GVC reviewed the Speece Subdivision Sketch Plan for Record (reference letter dated December 2, 2010).

- The note on the plan has been corrected concerning on-lot and public water usage.
- The owners will extend the main on Rugby Road for the existing dwelling/lot and end that line with a fire Hydrant. The Water Company is requiring each lot to install a prefab water meter box.
- The Surveyor corrected the plan to address the zoning comment for lot coverage for the driveway on Lot 1 and added the note that the edge of driveway must be a minimum of two feet from the property line.
- The Planning Module mailer has been signed and mailed to DEP.
- The owners will not be selling any lot within a three year period, so they are requesting deferral of SALDO Section 330-12.B.17 regarding submission and approval of a sediment and erosion control plan for the project as plans are only valid for two years. They are also requesting deferral of Stormwater control design until time of building permit application. If the Board of Supervisors approve the deferrals notes would be added to the plan.

**MOTION BY** Mr. Littlehales, seconded by Mr. Rush to recommend the Board of Supervisors approve deferral of SALDO Section 330-12.B.17 regarding submission and approval of a sediment and erosion control plan for the project as they are only valid for two years. The Planning Commission also recommends deferral of Stormwater control design until time of building permit application. The motion carried unanimously.

## **Planning Commission minutes, December 6, 2010, Speece continued**

Mr. Hoffert stated that the owners also asked to be able to remain on a well until such time that the lots are sold. Mr. Wilson stated that they would be creating a non-conforming lot due to reduced lot size. Mrs. Franckowiak replied that would be in violation of the Zoning Ordinance. The Planning Commission agreed that they should hook up to water now. Mr. Hoffert asked if it would be a Municipal Improvements agreement or would that be with the Water Company. Mr. Rogosky replied it would be with the Water Company and they would need to provide proof to the Township that they have that in place.

### **5. SET DATE FOR PLANNING COMMISSION JANUARY MEETING**

The Planning Commission agreed to meet after the Board of Supervisors reorganization meeting on January 3, 2011 at 7:30pm.

### **6. GENERAL DISCUSSION**

Mr. Wilson stated that everyone received a copy of the official map. He asked that everyone take time to look at the map to see if they could come up with anything that should be added, for instance, roadways, parks, and trails. Mr. Wilson gave the example of the Daniel Boone Homestead; currently it was not listed on the map, so it should be added to the map as a park. The Board of Supervisors asked that everyone looked through the Zoning Ordinance and SALDO and check for anything that needed to be addressed. Now is the time to make the changes. Mr. Littlehales asked if we needed to schedule a workshop and stated that the Lighting Ordinance should be updated. Mr. Wilson replied that we would address it at the next meeting and go from there.

### **ADJOURNMENT**

**MOTION BY** Mr. Littlehales, seconded by Mr. Bittig, to adjourn the December 6, 2010 meeting of the Exeter Township Planning Commission at 8:40 pm. The motion carried unanimously.

Respectfully Submitted,



William R. A. Rush,  
Secretary

lrc

BOS: Speece Subdivision Deferral/Waivers request  
BOS: Zoning and SALDO revisions