

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
FEBRUARY 1, 2010

The Regular Meeting of the Exeter Township Planning Commission was held on Monday February 1, 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
John W. Bittig, Secretary
Richard Littlehales
Gary L. Shane
Greg T. Unger
William Rush

OTHERS IN ATTENDANCE: Joe Rogosky, 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 January 4, 2010 Planning Commission Meeting as presented. The motion carried unanimously.

2. AGENDA

MOTION BY Mr. Bittig, seconded by Mr. Shane, to approve the agenda of the February 1, 2010 Planning Commission meeting. The motion carried unanimously.

The following business was discussed:

3. WOODGATE III & WOODGATE COMMUNITY CENTER – SKETCH PLAN OF RECORD
- Kim Moore

GVC reviewed the Woodgate III and Woodgate Community Center Sketch Plan of Record (reference letter dated January 25, 2010).

Mr. Moore stated that they adjusted the property line around the pool area to meet the comments from the last meeting. There were just a couple of housekeeping items that needed to be addressed.

MOTION BY Mr. Schwartz, seconded by Mr. Littlehales to recommend the Board of Supervisors approve the Woodgate III & Woodgate Community Center Sketch Plan of Record subject to any outstanding items in the January 25, 2010 GVE review letter being addressed. The motion carried unanimously.

4. AMENDMENT TO JOINT COMPREHENSIVE PLAN – AMITY TOWNSHIP

The Township received a package from Amity Township proposing the addition of a Light Industrial/Office Park Zoning District in an area presently zoned Rural Conservation and Mobile Home Park Districts. The Planning Commission reviewed the package and found the following deficiencies:

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- 1) The access road to the site is listed as Limekiln Road and its intersections with Rt. 422 and Weavertown Road.
 - The projected build out is for 4,500 employees and, not including the truck traffic, it would mean 4,000 round trips daily. The Weavertown Road access would dump considerable traffic onto Exeter Township local roads. Weavertown Road has a narrow cartway and is very crooked. The bridge located on that road has a width of only 19 feet from curb to curb and another 6 inches to the rails on either side which is substandard. There also is a culvert on Weavertown Road which is in bad condition. It has a 20-ft wide cartway and is 21-ft rail to rail.
 - The Exeter roadways that would be impacted by the Weavertown Road access are (1) Old Tulpehocken Road which is only 19-ft. wide at the Monocacy Creek bridge, and (2) Boone Road which is only 14-ft. wide at its Y intersection with Meetinghouse Road leading to Weavertown Road. Due to the existing substandard conditions, it is believed that these roads cannot safely accommodate a significant increase in traffic volume from Amity Township.
- 1) Mr. Wilson expressed concern that the area Amity wanted to re-zone to Light Industrial/Office Park abutted Exeter's Agriculture Preservation Zone.

The Planning Commission agreed that they would be opposed to the proposed zoning change unless Amity would push the access up Limekiln Road to Rt. 562. Then they would be directing traffic to another State Highway and wouldn't burden our Township Roads.

The Planning Commission also agreed that a letter, generated by the Board of Supervisors, should be sent to Amity Township explaining why Exeter Township opposed the rezoning of the site unless the northern access to the site was redirected from Weavertown Road to Rt. 562.

5. SALDO ADDITION – TRAFFIC SIGNALS

The Planning Commission discussed the addition to SALDO for Traffic Signals referencing Exeter Township's Traffic Signal Ordinance and also discussed the proposed the Traffic Signal Ordinance.

MOTION BY Mr. Rush, seconded by Mr. Bittig, to pass along to the Board of Supervisors a recommendation for the addition of Traffic Signals to SALDO and the adoption of the Exeter Township Traffic Signal Ordinance. The Motion carried unanimously.

6. ZONING ADDITIONS – WIND ENERGY, SIGNS AND DOGGIE DAYCARE – SET WORKSHOP DATE

The Planning Commission discussed the addition of Wind Energy Systems to the Zoning Ordinance.

MOTION BY Mr. Bittig, seconded by Mr. Littlehales to recommend the Board of Supervisors accept the addition of the Wind Energy Systems to the Zoning Ordinance. The motion carried unanimously.

Mrs. Franckowiak stated that we needed to update our sign section in zoning to accommodate "billboards" and add regulations for a new use, "doggie daycare". Mrs. Franckowiak will compile as much information that she can get for "doggie daycare" regulations and Mr. Rush agreed to get as much information concerning billboards to present at a workshop meeting. The Planning Commission agreed to meet for a workshop on Monday, February 15th at 6:30pm.

Public Comment

Jordan Bausher, Ritters Road, asked if “doggie daycares” needed to be licensed. Mrs. Franckowiak replied that it was regulated and licensed by the Department of Agriculture. Mr. Bausher also stated that a gentleman from West Chester had contacted him about pathways and trails and would like to make a presentation to the Planning Commission sometime in the spring. Mr. Bausher then asked who he should contact to set that up. Mr. Wilson replied that he should contact Ms. Cusimano and she would be able to add that to the agenda.

Ms. Cusimano stated that our Lighting Ordinance currently states that street lights should be according to specifications by the Utility Company. It was suggested that the Planning Commission work on adding specifications for L.E.D. lighting. Mrs. Franckowiak stated that Doris Heckman stated that the Township has a meeting with Met-Ed on February 11th. The PUC let Met Ed know that they had to support the municipality. Mrs. Franckowiak further stated that she would ask Doris Heckman to update Mr. Schwartz on that. Mr. Schwartz stated that we should hold off on working on the Lighting Ordinance until we get more information.

ADJOURNMENT

MOTION BY Mr. Schwartz, seconded by Mr. Rush, to adjourn the February 1, 2010 meeting of the Exeter Township Planning Commission at 8:31 pm. The motion carried unanimously.

Respectfully Submitted,

John W. Bittig
Planning Commission Secretary

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Correspondence to:

- BOS: Amity Township change in Joint Comprehensive Plan
- BOS: Woodgate III & Woodgate Community Center – Sketch Plan of Record
- BOS: Zoning and SALDO revisions