

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
JANUARY 4, 2010

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, January 4, 2010 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. Donald R. Wilson, Chairman called the meeting to order at 7:30 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

ABSENT: William Rush

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

1. MINUTES

MOTION BY Mr. Bittig, seconded by Mr. Littlehales, to approve the minutes of the December 1, 2009 Planning Commission Meeting as presented. The motion carried Mr. Wilson, Mr. Schwartz, Mr. Littlehales, Mr. Bittig, Mr. Shane voting in favor and Mr. Unger abstaining.

2. AGENDA

MOTION BY Mr. Littlehales, seconded by Mr. Unger, to approve the agenda of the January 4, 2010 Planning Commission meeting. The motion carried unanimously.

3. APPROVE APPLICATIONS FOR REVIEW

- A. **WOODGATE III & WOODGATE COMMUNITY CENTER – SKETCH PLAN OF RECORD: MOTION BY** Mr. Schwartz, seconded by Mr. Unger, to accept the preceding plans for review. The motion carried unanimously.

The following business was discussed:

4. RE-ORGANIZATION

MOTION BY Mr. Bittig, seconded by Mr. Littlehales, to retain the same officers that we had the last several years: Mr. Donald Wilson; Chairman, Mr. Paul Schwartz, Vice Chairman, Mr. Bittig; Secretary.
MOTION BY Mr. Unger, seconded by Mr. Littlehales to close the nominations. Both motions carried unanimously.

Mr. Wilson reminded the Planning Commission that for the year 2010 we would meet the first Monday of the month at 7pm with the exception of July and September when the meetings would be held the first Wednesday of the month.

5. EXETER TOWNSHIP ELEMENTARY SCHOOL – FINAL PLAN – Grant Smith

Mr. Smith stated that they now had an agreement with the Township concerning the improvements of the intersection of Shelbourne and Rt. 562 and were before the Planning Commission to seek Conditional Final Plan approval.

- Mr. Rogosky asked that copies of the E & S plans to be given to the Township.
- Mr. Smith stated that the surcharge in the inlet along 562 would be corrected and was part of the PennDOT HOP and would provide copies to the Township.
- Mr. Smith will provide the calculations for handling the groundwater table that was several feet higher than the lower floor elevations and would show how it will be collected and discharged.
- Mr. Rogosky asked that Mr. Smith provide the Township with the approval letter from PA American Water Company that they can provide the service and the required pressure for the site.

MOTION BY Mr. Unger, seconded by Mr. Littlehales, to recommend the Board of Supervisors grant conditional approval for the Exeter Township School District Final Plan subject to addressing all outstanding items in the GVC October 30, 2009 review letter including the following: The approval letter from PA American Water Company for fire pressure, copies of the E & S control plans, and supplemental stormwater calculations. The motion carried with Mr. Bittig, Mr. Schwartz, Mr. Littlehales, Mr. Unger, Mr. Shane voting in favor and Mr. Wilson voting opposed.

6. WOODGATE III & WOODGATE COMMUNITY CENTER – SKETCH PLAN OF RECORD

- Kim Moore

GVC reviewed the Woodgate III & Woodgate Community Center Annexation Sketch plan of Record (reference letter dated December 31, 2009).

- It was determined that the setback for the pool was 10-feet to the property line from the edge of water so a trip to the Zoning Hearing Board was not needed.
- The Engineer will reconfigure the lot lines so the setback for the pool will be in compliance and will return next month for approval.

7. LOT LINE ADJUSTMENT SANDRITTER – WAIVER REQUEST – Brian Sandritter

Mrs. Franckowiak stated that Mr. Sandritter was here last month and the Planning Commission agreed to allow them to proceed to adjust the lot line without doing a full blown plan, but asked for a waiver letter. Mrs. Franckowiak provided a waiver letter for the Planning Commission to review. Mr. Sandritter would provide a change with the deed for GVC to review. They would also need to send in plans to the Berks County Planning Commission in order to record the change. The Planning Commission asked if a waiver was really needed. Mrs. Franckowiak replied that she would check with the Solicitor, but could the Planning Commission address the waiver request in case it was needed so they would not need to come before the Planning Commission again next month.

MOTION BY Mr. Unger seconded by Mr. Shane to recommend the Board of Supervisors grant the waivers outlined in the memo generated by Mrs. Franckowiak. The motion carried unanimously.

8. PLANNING COMMISSION ANNUAL REPORT 2009 - APPROVAL

MOTION BY Mr. Littlehales, seconded by Mr. Shane, to forward the Planning Commission Annual Report for 2009 on to the Board of Supervisors. The motion carried unanimously.

9. GENERAL DISCUSSION

Mr. Bittig stated that in light of the joint meeting between the Historical Commission and the Planning Commission where it was determined more work was needed for the Historical area controls; he wanted to make a motion:

MOTION BY Mr. Bittig, second by Mr. Littlehales, to forward the revised Zoning Ordinance (excluding the changes to Historical Area Controls), the revised SALDO, Tree Ordinance revisions and Flood Plain Ordinance revisions to the Board of Supervisors for advertising and adoption. The motion carried unanimously.

The Planning Commission also discussed the streetlight change to LED lighting and agreed that it was a good idea; however, the Township needed to be sure that tariffs were in place. Mr. Schwartz agreed to look into it and also check with PSATS for guidance.

ADJOURNMENT

MOTION BY Mr. Bittig, seconded by Mr. Schwartz, to adjourn the January 4, 2010 meeting of the Exeter Township Planning Commission at 8:29pm. The motion carried unanimously.

Respectfully Submitted,

John W. Bittig
Planning Commission Secretary

lrc

Correspondence to:

BOS: Exeter Township Elementary School – Final Plan
BOS: Ordinance advertisement and adoption
BOS: Sandritter waiver request