

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
MARCH 1, 2010

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, March 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

ABSENT: William Rush
Cheryl Franckowiak, Zoning Officer

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

1. MINUTES

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

2. AGENDA

MOTION BY Mr. Shane, seconded by Mr. Littlehales, to approve the agenda of the March 1, 2010 Planning Commission meeting with the addition of approval for signature on the Terri Straka Planning Module. The motion carried unanimously.

The following business was discussed:

3. ZONING ORDINANCE AMENDMENTS

Mr. Crotty incorporated sign regulation changes pursuant to the Land Displays Supreme Court Decision and Bill Rush's comments to be reviewed and discussed. Mr. Crotty wanted to incorporate protections for billboards and a separate subset of signs in the Zoning Ordinance. The Planning Commission agreed to the following:

- Change the definition of Advertising Signs to specifically to include the reference to free standing signs such as billboards.
- On site advertising signs will remain at 32s.f. and is a use by right along with obtaining a building permit.
- Off-site free standing advertising signs over 32s.f. and up to 300s.f. are allowed by special exception following certain provisions.
- Need to add definition for double sided/back to back and "V" shaped signs.
- Add a height limit of 35 feet.
- If Trees need to be removed they must be replaced (reference the correct Tree Ordinance Section).
- One sign per property along with providing separation distances between signs

Zoning Ordinance revisions continued

Public Comment

Jordan Bausher, 391 Ritters Lane, asked what happens when you have 300 properties each with 300 linear feet located along the highway and you give the first guy a permit to put up the double sign. The next property owner could not have one because there isn't enough land to separate the two. Signs have an economic value to the landowner and it wouldn't be fair to the second guy. Mr. Wilson replied "first come, first served". Mr. Bittig replied "life isn't fair". Mr. Rogosky stated that the idea of putting separation distance also serves the purpose to not block or impede the vision of the billboard.

The Planning Commission discussed adding "doggie daycare" as a use permitted in AP, NC, HC, SCC, LI, and GI zoning districts. The Planning Commission agreed that the use will be called "short term boarding kennel". Ms. Cusimano agreed to prepare that section of the Zoning Ordinance to present to the Planning Commission for further review.

Juvenile detention facilities and prison/jails were discussed. Mr. Crotty agreed to draw up a few options to review and discuss at a later date.

4. ADDRESS BCPC COMMENT LETTERS FOR ORDINANCE REVISIONS

Corrections were made to address the Berks County Planning Commission comments for the revised Tree Ordinance, SALDO and Floodplain Ordinance.

5. APPROVE SIGNING OF PLANNING MODULE FOR TERRI STRAKA

MOTION BY Mr. Schwartz, seconded by Mr. Unger, to direct the Secretary of the Planning Commission to sign the Planning Module for Terri Straka. The motion carried unanimously.

ADJOURNMENT

MOTION BY Mr. Shane, seconded by Mr. Schwartz, to adjourn the March 1, 2010 meeting of the Exeter Township Planning Commission at 9:08 pm. The motion carried unanimously.

Respectfully Submitted,

John W. Bittig
Planning Commission Secretary

lrc

Correspondence to:

