

**MINUTES**  
**EXETER TOWNSHIP PLANNING COMMISSION MEETING**  
**SEPTEMBER 1, 2010**

The Regular Meeting of the Exeter Township Planning Commission was held on Wednesday, September 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  
William Rush

**ABSENT:** Gary L. Shane  
Greg T. Unger

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

**1. MINUTES**

**MOTION BY** Mr. Bittig, seconded by Mr. Littlehales, to approve the minutes of the August 2, 2010 Planning Commission Meeting as presented. The motion carried unanimously.

**2. AGENDA**

**MOTION BY** Mr. Rush, seconded by Mr. Schwartz, to approve the agenda of the September 1, 2010 Planning Commission meeting. The motion carried unanimously.

The following business was discussed:

**3. DOG PARK** – J.D. Krafczek – Karel Minor

GVC reviewed the Dog Park plan (reference GVC review letters dated August 25, and September 1, 2010).

Mr. Krafczek stated that concerning the review letter dated August 25<sup>th</sup>, they would address the first two items on the plan and Mr. Minor would discuss the parking issue. Mr. Minor stated that the parking would be adequate for the size of the dog park itself. Mr. Rogosky stated that they have been working with Ryan Inch and they produced another review letter dated September 1<sup>st</sup>. Mr. Rogosky further stated that what happened with the parking situation was our Ordinance did not specifically address Dog Parks. They checked with the Institute of Transportation for Engineers to see they had any type of data for a park establishment. There was not a lot of information out there and Ryan wrote a report on the parking and they felt that the 14 spaces would be adequate. They have one ADA parking space on the lot and Mr. Rogosky let them know that they would need to provide a sign for that space. Mr. Krafczek stated that the closest thing he could compare it to was the Trout Run Trail and they had around 14 spaces and that was adequate. Mr. Rogosky stated that the stormwater issue has been addressed as they fall under the exemption criteria of the Act 167 information. Mr. Inch provided

calculations and a note have been added to the plan. Mr. Bittig asked if they were ready to go. Mr. Rogosky replied yes. The only other item was the overhead sign which was going before the Zoning Hearing Board. Mrs. Franckowiak stated that we received a variance request today and would like to address that tonight as the date they go before the Zoning Hearing Board might fall before our next Planning Commission meeting.

Mr. Krafczek stated that he believed that they did not need to go back before the Board, that they would just need to come into the Township to get the needed permits in order to open the Dog Park, was that true?

Mrs. Franckowiak replied that's true, they received a waiver from going through full blown land development plan process and typically would just need to go through our Engineer, but at the last Planning Commission meeting, the Planning Commission expressed interest in seeing what was being done with the Park. There was no need to go back to the Board of Supervisors.

**MOTION BY** Mr. Bittig, seconded by Mr. Rush, to approve the Dog Park Plan. The motion carried unanimously.

**MOTION BY** Mr. Schwartz, seconded by Mr. Littlehales to recommend the Zoning Hearing Board grant the requested variance for the Dog Park overhead sign. The motion carried unanimously.

#### **4. ZONING REVISIONS**

Mr. Crotty presented the Planning Commission proposed changes to the sign Ordinance by separating on premise and off premise signs, providing definitions and providing a table to easily find information for each type of sign. Mr. Littlehales asked to provide headings on each page of the table. The revisions provided by Mr. Crotty were discussed and the Planning Commission agreed to remove Subsection B.18., and to keep the regulations that require off-premise signs to be turned off at 11:00pm.

**MOTION BY** Mr. Schwartz, seconded by Mr. Bittig to pass along the sign revisions to the Board for their consideration. The motion carried unanimously.

Mrs. Franckowiak stated that she wanted to raise an issue that has come up concerning home gardens. A gentleman lives on Shelbourne Road and he has 4 acres and he does organic farming. He currently farms an acre and wanted to expand it to two and he wanted a letter from the Township to say that he could expand. She was navigating through the Ordinance to write the letter and she found a few potential problems and one is that gardens are allowed in all residential zones as long as they are for home consumption. In his request he wanted to farm and sell it wholesale and potentially have people stop by the home. Mrs. Franckowiak asked if this wouldn't be something to encourage every where? Mr. Crotty stated that essentially it would be to allow "Passive AG", as in the growing of crops, not in the keeping of farm animals. Mr. Bittig stated that they could get a Home Occupation permit. Mrs. Franckowiak stated that Home Occupations were conducted in the residence/building. Mr. Crotty stated that the question is do you want to allow passive Ag in all zoning districts. Mr. Wilson stated that he did not find a problem with people growing it for their own consumption, but to wholesale it we should have minimum acreage. Mr. Crotty stated that we should allow for Passive Ag in all Zoning Districts with a three acre minimum and any other Ag regulations that would apply. Mrs. Franckowiak stated that we should also add a definition for Passive Ag. Mr. Crotty stated that we should also apply setbacks. Mrs. Franckowiak asked Mr. Crotty to work on that.

Mr. Crotty stated that he worked on Correctional Facilities, Jails, and Juvenile Detention Centers for violent offenders. The Planning Commission reviewed the information provided by Mr. Crotty. Setbacks were discussed and the Planning Commission agreed that Eric Gardecki should work on providing more information for locations of residences next to the Light Industrial District before making any decisions on setbacks.

**Public Comment**

**Lisa VanderLaan, 5560 Boyertown Pike**, stated that she spoke with Bill Gregory, Adelphoi, and let them know that it was not a personal issue with their group and as a whole did not feel their organization was a bad organization. Adelphoi has a good reputation. But, she wanted the Planning Commission to know what Adelphoi was planning. She was not speaking for or against it, but, they wanted to have a 25 acre campus and have a school institution that would not only serve the kids in the correctional facility, but to also educate kids from Exeter High School. They want to have a sex abuse building, a secure facility (lock down), and would have up to ten buildings. They want to put in everything but murder and attempted murder. She stated that the lawyer indicated that the half mile setback would not hold up. Ms. VanderLaan stated that she wanted the Planning Commission to clearly and carefully define the language and the setbacks for this.

**5. EXETER TOWNSHIP PATHWAY STUDY** - Jordan Bausher – George Fasig – Joseph Forlino

Mr. Jordan, Mr. Fasig and Mr. Forlino presented a pathway study and proposed locations for a pathway along Schoffers Road and the Boyertown Pike where the Owatin School is being built. The Planning Commission felt they did a great job and thanked them for their time.

**ADJOURNMENT**

**MOTION BY** Mr. Bittig, seconded by Mr. Littlehales, to adjourn the September 1, 2010 meeting of the Exeter Township Planning Commission at 9:07 pm. The motion carried unanimously.

Respectfully Submitted,

John W. Bittig  
Planning Commission Secretary

lrc

Correspondence to:

BOS: Zoning Revisions  
ZHB: Dog Park Variance request