

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

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, November 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  
John W. Bittig, Vice Chairman  
Richard Littlehales  
Gary L. Shane  
Greg T. Unger

**ABSENT:** William R. A. Rush, Secretary

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

**1. MINUTES**

**MOTION BY** Mr. Littlehales, seconded by Mr. Bittig, to approve the minutes of the October 4, 2010 Planning Commission Meeting as presented. The motion carried unanimously

**2. AGENDA**

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

**3. APPROVE APPLICATIONS FOR REVIEW**

A. **WALT/MARR ANNEXATION – SKETCH PLAN FOR RECORD: MOTION BY** Mr. Unger, seconded by Mr. Littlehales, to accept the preceding plan for review. The motion carried unanimously.

**4. WALT/MARR ANNEXATION – SKETCH PLAN FOR RECORD – Doug Kramer**

GVC reviewed the Walt/Marr Annexation Sketch Plan for Record (reference letter dated October 28, 2010).

- All three parts of Premise A and Annexation A will be deeded together.
- Note will remain on the plan stating no further subdivision will be allowed.
- Quit claim deeds provided to the Township and all property owners agreed to the annexation of formerly titled “open space” property.
- Setback lines will be shown on the plan and a note stating “use of the land adjacent to the stream way and the pond subject to the regulations of chapter 126-9 of the Exeter Township Code” would be added.
- The shed is to remain on premise A.
- The Surveyor will add the adjoining property owners’ names to all plan sheets.
- The Surveyor will provide the deed restrictions to the Township
- The Surveyor will show a 20-foot wide easement for the storm sewer system through annexation lot 37R and the waterway passing through annexation lot 38R and Premises “A”, Purpart 1. The Township will find out who owns the pipe/would be responsible if repairs were needed.
- Mr. Rogosky would check with recorded plan for the ultimate r-o-w of each street.

## **Planning Commission minutes, November 1, 2010, Walt/Marr continued**

Mr. Kramer stated that they were requesting a waiver from SALDO Section 330-12.B(19) - delineation of wetlands and Section 330-12.B(20) - delineation of steep slopes.

**MOTION BY** Mr. Unger, seconded by Mr. Bittig, to recommend the Board of Supervisors approve the waivers from SALDO Section 330-12.B(19) - delineation of wetlands and Section 330-12.B(20) - delineation of steep slopes, as no improvements would be made. The motion carried unanimously.

**MOTION BY** Mr. Bittig, seconded by Mr. Littlehales, to recommend the Board of Supervisors approve the Walt/Marr Annexation Sketch Plan of Record with the provision that the changes that were discussed and agreed to were incorporated on the plan. The motion carried unanimously.

### **5. ZONING REVISIONS**

Mrs. Franckowiak stated that our Zoning Ordinance sets limitations on Special Exceptions and Variances, where, once you are approved you must come in within 18 months to obtain your zoning/building permit. There was no language in the Ordinance for Conditional Uses and felt that should be added. The Planning Commission agreed.

Buffer areas for Correction Facilities was discussed with Eric Gardecki showing setbacks from a residence, residentially zoned property, school, church, playground, park, camp, community center, child care facility or other areas where minor children assemble or congregate. Mr. Crotty felt that with the setbacks of 250' for residences it would not be exclusionary

### **Public Comment**

**Lisa VanderLaan, 5560 Boyertown Pike**, stated that just because some properties were currently being used as residences it would not preclude a company from coming in and buying a large tract of four or five houses and build their facility so it would not be disallowing it there. Mr. Crotty replied that was correct.

**MOTION BY** Mr. Unger, seconded by Mr. Shane, to recommend the Board of Supervisors approve limiting Correctional Facilities to the Light Industrial District with a setback/buffer of 250-ft from building to property lines of residential properties/residentially used properties and 1,000-ft from building to property lines of schools, parks, etc. including the park portion of the Landfill. The motion carried with Mr. Wilson, Mr. Bittig, Mr. Shane, Mr. Unger voting in favor and Mr. Littlehales withheld his vote.

The Passive Agriculture Section written by Mr. Crotty was reviewed and accepted.

**MOTION BY** Mr. Unger, seconded by Mr. Shane to recommend the Board of Supervisors approve the Passive Agriculture section as written. The motion carried unanimously.

Mrs. Franckowiak stated now that the Township has decided to go "paperless" we needed to revise the Section of the SALDO concerning submissions to change to Electronic submissions for Subdivision and Land Development plans. Mrs. Franckowiak further stated that we only needed a few paper copies, not the large number that was required now. Mr. Unger stated that we would be taking a lot of "old time" Surveyors and putting them out of business. Mr. Crotty replied that they could apply for a waiver from that Section and further stated that it would include the sections for submission and distribution. The Planning Commission agreed that the Engineering staff should work with Eric Gardecki to come up with the proper language.

**MOTION BY** Mr. Unger, seconded by Mr. Bittig, to recommend the Board of Supervisors approve the requirement of electronic submissions for Subdivision and Land Development plans as determined by the Engineering Staff. The motion carried unanimously.

**Public Comment**

**Jordan Bausher, 391 Ritters Road**, stated that he had spoken previously about pathways and he made a mistake when he said that the pathway on the Owatin School property was to be wood chips and four feet wide. That was not true; the pathway is supposed to be 6 feet wide and made of crushed stones. Mr. Bausher further stated that the County felt that was a good specification for a pathway. Mr. Bausher wanted to suggest that the Planning Commission establish an Ordinance now for pathways for use in the future. It is apparent from the news and meetings that are going on that there will be continuing pressure from the higher echelon of the government to incorporate pathways in planning. He felt that it might behoove the Township to incorporate this in planning for the future. Mr. Bausher further stated that he thought the Board of Supervisors still had some recourse to make changes to the pathway on the plan, but he was incorrect, what was on the plan was final. Mr. Bittig thought pathway specifications should be incorporated in the sidewalk section of the Ordinance. Mr. Rogosky suggested defining it as a recreational pathway to separate it from the sidewalk and would get some details for that.

**Lisa VanderLaan, Boyertown Pike**, stated that when they first moved into their home along SR562 there was a drainage problem and the Township told them that it was a PennDOT responsibility and PennDOT told her it was the Township. Now that PennDOT widened the road it was becoming a bigger problem. There is an area where they extended the pavement up to the top of the concrete culvert so it now has a 4-ft drop-off with no warning that it is there. It also fills with debris and PennDOT says that the pipe that runs under the road is theirs and the one that runs along the road is the Township's responsibility. Mrs. VanderLaan asked for clarification for this. Mr. Rogosky replied that PennDOT has a maintenance policy for their roads that is being debated with Municipalities. Currently the law reads that with Boroughs and Cities, PennDOT has no responsibility for any drainage structure – only the riding surface of the roads and the grades. When it comes to Second Class and First Class Townships, PennDOT law claims that they only handle pipes that are perpendicular and not parallel, unless there is agreement made on the ownership of the pipe. They are trying to get away from owning anything in their right-of-way, Exeter Commons and Wal-mart Expansion both had to sign agreements to maintain the new storm sewer pipes or PennDOT would not sign the HOP. Mrs. Franckowiak stated that in this case there was no agreement, it is an existing road and they are trying to “pass the buck” to the Township. Mr. Rogosky stated that they should pursue it with PennDOT.

**5. APPROVE SIGNING OF PLANNING MODULE FOR WINDY WILLOWS**

The Planning Commission felt that St. Lawrence should also sign off on the Planning Module for Windy Willows since it would use St. Lawrence's Bingaman Street interceptor, and would sign it after assurance everyone who needed to sign off on the project has done so.

**MOTION BY** Mr. Unger, seconded by Mr. Littlehales, to sign the Planning Module for Windy Willows once all of the required entities have signed off on the Planning Module. The motion carried unanimously.

**ADJOURNMENT**

**MOTION BY** Mr. Unger, seconded by Mr. Bittig, to adjourn the November 1, 2010 meeting of the Exeter Township Planning Commission at 9:05pm. The motion carried unanimously.

Respectfully Submitted,

Linda R. Cusimano  
Planning Commission Recording Secretary

lrc

BOS: Walt/Marr Annexation Sketch Plan of Record & Waivers request  
BOS: Zoning and SALDO revisions