

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
APRIL 4, 2011

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, April 4, 2011 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
Christy Staudt

ABSENT: William R. A. Rush, Secretary

OTHERS IN ATTENDANCE: Joe Rogosky, GVC Consulting Engineer
Andrew J. Bellwoar, Esq.
Cheryl Franckowiak, Zoning Officer
Linda Cusimano, Recording Secretary

1. MINUTES

MOTION BY Mr. Unger, seconded by Ms. Staudt, to approve the minutes of the March 7, 2011 Planning Commission Meeting as presented. The motion carried with Mr. Wilson, Mr. Bittig, Mr. Littlehales, Mr. Unger, Ms. Staudt voting in favor and Mr. Shane abstaining.

2. AGENDA

MOTION BY Mr. Littlehales, seconded by Mr. Bittig, to approve the agenda of the April 4, 2011 Planning Commission meeting. The motion carried unanimously.

3. ASINO FARMS – INFORMAL DISCUSSION - Mike Clement – Louis Gambone – SuSanne Creveling

Mr. Clement stated that the plans have changed from a 12 lot subdivision to 10 lots. The cul-de-sac is not as long as the previous plan and there is less impervious. Mr. Clement further stated that the house along Lorane Road would remain. They would be requesting the same waivers as the previous plan and wanted to be sure that they would be able to move forward with respect to the waivers: On street parking on one side only; minimum block length of 500ft; street serving two tier lots; survey datum; and setback of reverse frontage for the three lots located along Lorane Road. Mrs. Franckowiak stated that the Township may not want to accept the street as it was not long enough to collect liquid fuels. Planning Commission felt that they could ask for the same waivers.

- Three off street parking spaces must be provided per lot (exclusive of the garage).
- The engineer will need to check the site distance for the new road if the house is to remain.
- A truck turning template will need to be provided for the dead end street.
- Curb and sidewalk may need to be provided along Lorane Road, possibly as a deferral.
- The cul-de-sac street would not be allowed off of the single access street (i.e. §330-27.A) a waiver would be needed.

4. ZONING ORDINANCE REVISIONS – Andrew J. Bellwoar, Esq.

Mr. Bellwoar stated that he was asked to look at group homes, group institutions, and correctional facilities. It made sense to approach it in two parts. First group homes would be singled out because of the fair housing amendments act. We would put group institutions and correctional facilities together. They would be allowed only in the LI district. Our Zoning defines single family home as having no more than three unrelated people which would remain that way. Group homes would be defined as from 4 up to 14 people and would be governed by the Group Home definition. They could go beyond 14 as a reasonable accommodation if they received relief from the Zoning Hearing Board. Group homes would be allowed in the R, RC and LI district. The Planning Commission had the suggested revisions to review. Mr. Bellwoar also stated that Ms. Staudt forwarded a suggestion for a change to the definition of group institution and he made that change as presented.

Public Comment

Lisa VanderLaan, 5560 Boyertown Pike, asked if you have a group home in a rural district where the standard of houses have 4 – 6 people, how would that affect it? She submitted information to the Township with language from southeastern PA for group homes. Most of them limit only four people, the purpose of which was to keep it as a “low-impact” type of use. She felt that the building or the lot size could be the controlling factor.

Mr. Bellwoar replied that it will. Ms. VanderLaan stated that originally they were going to be allowed in AP and she wondered why they were taken out of that zone. Mrs. Franckowiak responded that we wanted to preserve AP land and not open it up for additional uses. Ms. VanderLaan stated that in the language that was written it eliminated halfway houses, alcoholic treatment and drug abuse centers from group institutions and correctional facilities. Mr. Bellwoar replied that we covered her concern as he felt she was saying that her concern was those types of entities, treatment center and pre/post release centers were left out. They are now within the definition of correctional facility and would only be allowed in the LI district. Ms. VanderLaan stated that we should place a cap on the number of residents that would be allowed for each use. Mr. Bellwoar replied that the size of the lot/building would govern the amount of residents allowed. Mr. Wilson stated that there are also Federal and State regulations that would regulate how many people were allowed at each location. Ms. VanderLaan stated that her concern was that someone would buy up a bunch of properties and then could build a very large institution. Other residents commented but did not stand at the microphone so their comments could not be recorded.

- Parking requirements for group homes, group institutions and correctional facilities should be added to the parking requirement charts for off street parking in the Zoning Ordinance.
- Separation distances would be checked before presenting the revisions to the Board of Supervisors.

MOTION BY Mr. Bittig, seconded by Mr. Shane to pass along the Zoning revisions to the Board of Supervisors for adoption after the separation distances have been confirmed to be acceptable. The motion carried unanimously.

5. FLOODPLAIN ORDINANCE

Mrs. Franckowiak stated that DEP was working on changing the Floodplain map and they have sent along a revised Floodplain Ordinance that all municipalities must adopt before the end of the year. Mrs. Franckowiak further stated that we should pass along the ordinance to GVC to review and compare to our previous ordinance. GVC would bring that review back to the Planning Commission at our next meeting to discuss and then pass along the Floodplain Ordinance to the Board for adoption. Mr. Bittig stated that his concern was that they did not have a definition for Water Course in the Ordinance. Mr. Bittig would also pass along his notes to Joe for review.

Public Comment

Jordan Bausher, 391 Ritters Road, asked if now would be a good time to work on a pathway ordinance, since things are slow. Mr. Bausher also asked if the EPA mandate for catch basins would require a change to any ordinances. Mr. Wilson replied that the catch basin requirements are still up in the air, and PSATS is fighting that.

ADJOURNMENT

MOTION BY Mr. Unger, seconded by Mr. Littlehales, to adjourn the April 4, 2011 meeting of the Exeter Township Planning Commission at 8:30 pm. The motion carried unanimously.

Respectfully Submitted,

A handwritten signature in cursive script that reads "William R. A. Rush".

William R. A. Rush,
Secretary

lrc

Correspondence to:

BOS: Zoning revisions