

**MINUTES**  
**EXETER TOWNSHIP PLANNING COMMISSION MEETING**  
**JUNE 6, 2011**

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, June 6, 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  
William R. A. Rush, Secretary  
Richard Littlehales  
Greg T. Unger  
Christy Staudt

**ABSENT:** Gary L. Shane

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

**1. MINUTES**

**MOTION BY** Mr. Littlehales, seconded by Mr. Bittig, to approve the minutes of the May 2, 2011 Planning Commission Meeting as presented. The motion carried unanimously.

**2. AGENDA**

**MOTION BY** Mr. Unger, seconded by Mr. Rush, to approve the agenda of the June 6, 2011 Planning Commission meeting. The motion carried unanimously.

**3. APPROVE APPLICATION FOR REVIEW**

A. **LEON BURKHART – SKETCH PLAN OF RECORD; STERNER ANNEXATION – SKETCH PLAN OF RECORD:** **MOTION BY** Mr. Unger, seconded by Mr. Littlehales, to accept the preceding plan for review. The motion carried unanimously.

**4. LORDS & LADIES – PRELIMINARY PLAN - Stephen Bensinger**

GVC reviewed the Lords & Ladies Salon and Medical Spa Preliminary Plan (reference letter dated May 27, 2011).

- Mr. Bensinger stated that in total they would need to replace 197 inches caliper of trees per ordinance and were placing 48 inches caliper of trees on site which left 149 inches caliper of trees that they did not have room to replace on site. The fee-in-lieu of cost would be \$10,800 and would like to see if they could find an alternative for this requirement. The Planning Commission agreed that they would need to speak to the Board of Supervisors on this issue. Mr. Bittig asked Mr. Bensinger to check if they really did have American Chestnut trees on the site as they are an endangered species and would be surprised if they were on-site. Mr. Bensinger would check that out.
- The applicant requests a waiver from the Exeter Township Streets and curbs Ordinance #547 Section 324.19.D to provide a 4 foot planting strip between the sidewalk and curb. They would eliminate the planting strip and provide a 5 foot wide sidewalk instead.

**MOTION BY** Mr. Littlehales, seconded by Mr. Bittig to recommend the Board of Supervisors waive the requirement of Exeter Township Streets and curbs Ordinance #547 Section 324.19.D to provide a 4 foot planting strip between the sidewalk and curb. The motion carried unanimously.

Mr. Rogosky suggested bringing in a cost estimate to present to the Board of Supervisors.

- It was suggested that they provide a ramp on the sidewalk at the driveway entrance
- Mr. Bensinger asked for Preliminary Plan approval.

**MOTION BY** Ms. Staudt, seconded by Mr. Unger, to recommend the Board of Supervisors grant Preliminary Plan approval for the Lord’s & Ladies Salon and Medical Spa Land Development Plan. The motion carried unanimously.

**5. LEON BURKHART – SKETCH PLAN OF RECORD** – Randy Badinger

GVC reviewed the Leon Burkhart Sketch Plan of Record Annexation Plan (reference letter dated June 1, 2011).

Mr. Badinger asked if the E & S control plans could be submitted at the time of building permit application as they did not plan to build for some time. The Planning Commission replied that would be acceptable.

Mr. Rogosky stated that they may also need to do Stormwater Controls at the time of building permit application and the notes have been placed on the plan. Mr. Rogosky stated that the remaining items were all “housekeeping”.

**MOTION BY** Mr. Unger, seconded by Mr. Littlehales, to recommend the Board of Supervisors grant conditional plan approval for Leon Burkhart Sketch Plan of Record. The motion carried unanimously.

**6. INFORMAL DISCUSSION – ASINO FARMS** Mike Clement, Su Creveling, Louis Gambone

- The sight distance needs to be confirmed that they comply with the standards for the driveways on lot #2 & 3 as the existing house sits close to the road.
- The cost for improvements to Lorane Road will be placed in escrow until such time the road needs to be improved.
- The driveways will need to be placed 2 feet from the property lines.

**7. CONOLLY – APPEAL PETITION**

Mrs. Franckowiak stated that there was no need to discuss this as they filed an appeal to preserve their legal options. It was not moving forward to the Zoning Board. We are working with Mr. Connolly and his land planner to address all the issues. They just wanted to preserve their rights.

**8. STERNER ANNEXATION – SKETCH PLAN OF RECORD** – John Hoffert

GVC reviewed the Sterner Annexation Sketch Plan of Record (reference letter dated June 1, 2011).

Mr. Rogosky stated that both properties that were annexing parcels from Mr. Sterner were nonconforming, but adding the land would make them less nonconforming. Mr. Hoffert stated that the revisions requested in the review letter have been completed and the signed and sealed plans have been received by the Township.

Mr. Hoffert requested approval subject to the review of the new plans meeting all outstanding items.

**MOTION BY** Mr. Unger, seconded by Ms. Staudt, to recommend the Board of Supervisors grant approval for the Sterner Annexation Sketch Plan of Record subject to all outstanding items in the GVC review letter being addressed. The motion carried unanimously.

**9. FLOODPLAIN ORDINANCE REVISIONS**

The Floodplain Ordinance revisions were discussed. Mr. Bittig suggested that “water course” be defined. Mr. Rogosky agreed. The discussed revisions would be incorporated and presented to the Planning Commission at a later date.

**ADJOURNMENT**

**MOTION BY** Mr. Unger, seconded by Ms. Staudt, to adjourn the June 6, 2011 meeting of the Exeter Township Planning Commission at 8:31pm. The motion carried unanimously.

Respectfully Submitted,

A handwritten signature in black ink that reads "William R. A. Rush". The signature is written in a cursive style with a small flourish at the end.

William R. A. Rush,  
Secretary

lrc

Correspondence to:

- BOS: Lords & Ladies waiver request and Preliminary Plan approval
- BOS: Leon Burkhart Annexation Sketch Plan of Record approval
- BOS: Sterner Annexation Sketch Plan of Record approval