

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
MAY 2, 2011

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, May 2, 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
Gary L. Shane
Greg T. Unger
Christy Staudt

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. Unger, to approve the minutes of the April 4, 2011 Planning Commission Meeting as presented. The motion carried unanimously.

2. AGENDA

MOTION BY Mr. Bittig, seconded by Mr. Shane, to approve the agenda of the May 2, 2011 Planning Commission meeting. The motion carried unanimously.

3. LORDS & LADIES SALON & MEDICAL SPA – PRELIMINARY PLAN – Stephen Bensinger

GVC review the Lords & Ladies Salon & Medical Spa Preliminary Plan (reference letter dated April 28, 2011).

- Mr. Bensinger will provide the easement agreement for the access driveway located in front of the property being developed to the Township.
- Mr. Littlehales would support a deferral of constructing sidewalks for the plan. The Planning Commission requested a concept plan showing how the sidewalks would be constructed when required.
- The lot is considered to be preexisting, nonconforming.
- The Zoning Officer agreed that a variance was not needed for the portion of the open porch that would encroach into the required front yard.
- The portion of the property where the Coffee Hut sits will be annexed to the Bowl-o-Rama property.
- Mr. Bensinger will add the attribution to the Environmental Assessment Statement and the Environmental Hazard Report.

***Mr. Rush arrived**

- Mr. Bensinger will provide the Tree Inventory report with the next submission.
- Mr. Bensinger asked that the waivers be addressed.

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MOTION BY Mr. Bittig, seconded by Ms. Staudt, to recommend the Board of Supervisors waive the requirement of SALDO #696 Section 330-13.A for plan to be drawn at a scale of 1" = 50' and allow the plan to be drawn at a scale of 1" = 30'. The motion carried unanimously.

MOTION BY Mr. Shane, seconded by Mr. Bittig, to recommend the Board of Supervisors waive the requirement of SALDO #696 Section 330-13.C (10) which requires the datum to be a known established benchmark where reasonably practical. The developer is requesting to use the datum of the "Boscov's East" land development plan. The motion carried unanimously.

MOTION BY Ms. Staudt, seconded by Mr. Bittig, to recommend the Board of Supervisors waive the requirement of SALDO #696 Sections 330-13.F (12) and 330-47.A.4 which requires a Traffic Impact Study be prepared. The motion carried unanimously.

MOTION BY Mr. Bittig, seconded by Mr. Littlehales, to recommend the Board of Supervisors waive the requirement of Stormwater Ordinance #676 Section 310.C.4 which requires the minimum diameter of storm sewer pipe to be 15 inches. The developer is requesting 8 inch & 10 inch pipe sizes for the privately owned yard drain system. The motion carried unanimously.

MOTION BY Mr. Littlehales, seconded by Mr. Unger, to recommend the Board of Supervisors waive the requirement of Stormwater Ordinance #676 Section 307 which requires a 24 hour attenuation period. The developer is requesting a 19 hour attenuation time because the total inflow volume is too low. The motion carried unanimously.

Mr. Bensinger stated that they would return next month with a concept plan for the curbs and sidewalks.

5. INFORMAL DISCUSSION – PENNVIEW SUBDIVISION (1929) REVISION

There was no one in attendance to discuss the Pennview Subdivision.

6. INFORMAL DISCUSSION – HEATHER'S HAPPY HEARTS CHILDCARE CENTER

Heather Kelly stated that she wanted to open a child care facility at 5444 Perkiomen Ave/Shelbourne Shopping Center. She planned to put in an outdoor play area behind the facility and was before the Planning commission to discuss her plans. She passed out a floor plan for the inside and a site plan for the proposed outdoor play area.

- Mrs. Kelly talked with the recycling, trash & delivery trucks and they agreed to not do deliveries or pick up trash from the hours of 10am to 4:30pm, the hours that she would use the outdoor play area. The Redners and the Home Depot delivery trucks do not drive as far as the outdoor play area.
- Mr. David Lavipour would put in traffic controls, i.e. speed bumps, signs and a crosswalk to designate the crossing area of the driveway/access drive.
- Mrs. Kelly also stated that they would be in complete control of the children prior to crossing the driveway/access drive in the rear to walk the children to the outdoor play area. The play area would be fenced in and covered with whatever materials the State would require.
- The Planning Commission agreed that childcare facility was allowed by special exception and it would be the State that would need to approve using the outdoor play area in that location. Mrs. Kelly stated that she needed to have all the approvals from the Township prior to the State coming out to inspect and approve/license the Daycare.
- Mrs. Kelly would come in to the Township office to get all the required paperwork.

7. LIGHTING ORDINANCE REVISIONS

Mrs. Franckowiak stated that we needed to address two things. First is the addition of requiring LED lighting in Streetlights for Subdivision and Land Development plan. Secondly, we needed to address some items in the Ordinance due to the fact that numerous waivers are needed from the Lighting Ordinance.

- Mr. Rogosky suggested adding the statement “all new lighting on Subdivision and Land Development plans shall be LED and meeting the current IBS standards.
- The Planning Commission agreed to have Mr. Littlehales contact Mr. Bingaman to discuss this matter.

ADJOURNMENT

MOTION BY Mr. Unger, seconded by Mr. Littlehales, to adjourn the May 2, 2011 meeting of the Exeter Township Planning Commission at 8:39 pm. The motion carried unanimously.

Respectfully Submitted,



William R. A. Rush,
Secretary

lrc

Correspondence to:

BOS: Lords & Ladies waiver request