

**MINUTES  
EXETER TOWNSHIP PLANNING COMMISSION MEETING  
NOVEMBER 7, 2011**

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, November 7, 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  
Gary L. Shane  
Greg T. Unger  
Christy Staudt

**ABSENT:** Richard Littlehales

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

**1. MINUTES**

**MOTION BY** Mr. Unger, seconded by Mr. Bittig, to approve the minutes of the October 3, 2011 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 7, 2011 Planning Commission meeting. The motion carried unanimously.

**3. APPROVE APPLICATION FOR REVIEW**

**A. WINDY WILLOWS, LOT 9 – PRELIMINARY/FINAL: MOTION BY** Mr. Shane, seconded by Mr. Bittig, to accept the preceding plan for review. The motion carried unanimously.

**4. WINDY WILLOWS LOT 9 – PRELIMINARY/FINAL – Mike Sodi, Brian Kobularcik**

GVC reviewed the Windy Willows Lot 9 Preliminary Plan (reference letter dated November 2, 2011).

Mr. Rogosky stated that he met with Mr. Kobularcik concerning the plans and the required notes were changed. The Berks County Planning Commission had no adverse comments. Mr. Bittig asked where the driveway was located for the home. Mr. Kobularcik replied that it exists where the new roadway would come in for the Windy Willows development. Mr. Kobularcik further stated that they added a note and description on the plan showing the access easement which would be dissolved once Windy Willows is developed, the entrance would then be provided on the new roadway. Mr. Rogosky stated that all outstanding issues have been resolved.

**MOTION BY** Mr. Unger, seconded by Mr. Bittig to recommend the Board of Supervisors grant approval for the Windy Willows Lot 9 Preliminary/Final subdivision plan. The motion carried with Mr. Wilson, Mr. Shane, Mr. Unger, Mr. Bittig, Mr. Rush voting in favor and Ms. Staudt abstaining.

**5. SERVICE ELECTRIC BUILDING ADDITION – PRELIMINARY PLAN – Jason Shaner**

GVC reviewed the Service Electric Building Addition Preliminary Plan (reference letter dated November 3, 2011).

- The developer will provide screening towards the rear of the property near the pump house and will show that on the plan.
- Mr. Shaner asked if the Planning Commission would allow them to return with Preliminary/Final Plan.

**MOTION BY** Ms. Staudt, seconded by Mr. Rush to allow the Service Electric Building Addition LDP to return as Preliminary/Final plan. The motion carried unanimously.

- The Planning Commission agreed that they did not need to provide colored architectural renderings the black and white renderings were sufficient.
- Mr. Shaner asked for a deferral for installation of sidewalks.

**MOTION BY** Mr. Shane, seconded by Mr. Bittig to recommend the Board of Supervisors allow the deferral for installation of sidewalks until such time the Township deems it necessary. The motion carried unanimously.

- E & S control plans have been submitted to the County Conservation District.
- The developer needs to provide documentation/proof that Service Electric has approval to discharge additional stormwater into the existing privately owned storm sewer system. Also needs to provide the existing capacity of the storm sewer system.
- The developer will need to provide escrow and an improvements agreement for the storm sewer and screenings.
- The lighting and fire codes issues will need to be discussed with Terry Naugle, GVC. The developer will perform gravel compaction tests for fire apparatus.
- The engineer will add a note to the plan that no servicing or fueling of vehicles will be allowed without first getting approval from DEP and the Township.

**6. DISCUSSION OF UNIQUE PROPERTY OVERLAY DISTRICTS**

Mrs. Franckowiak stated that we wanted to look at creating a Zoning Overlay District for unique properties in the Township. One example is the Romyn's Personal Care home in the AP district. They had a failing Septic System and could no longer run it as a 23 bedroom facility. They had the septic system repaired but were waiting for information from Alan Madeira as to the capacity. They now have this building that they would like to sell, but there are too many constraints on how it can be used by zoning regulations. It was agreed to wait until the Romyn's hear back from Alan Madeira for capacity before discussing this further.

**GENERAL DISCUSSION**

Ms. Staudt stated that she wanted to ask if there was anything the Planning Commission would need to do for the intersection of 562 & Shelbourne. Mr. Rogosky stated that everything was conceptual at this time. Ms. Staudt stated that she wanted to know if the Planning Commission was ok with having it go on record that sidewalks should be located at that intersection. Mr. Rogosky stated that when GVC did the preliminary design and one of the comments that came back from PennDOT was the ADA compliance. The plan they presented was just conceptual and they were looking for comments. Ms. Staudt asked if the Planning Commission could put in a statement that if anything could be done to incorporate sidewalk on the side from Musso's along 562 and around the area with the business on the corner the Planning Commission would support it.

**MOTION BY** Ms. Staudt, seconded by Mr. Rush that the Planning Commission should go on record with public comment that pedestrian accommodations should be considered for the roadway improvements located at the intersection of 562 & Shelbourne Road as there is a presence of pedestrians and there is retail/residential mix in that location. The motion carried unanimously.

**Public Comment**

**Jordan Bausher, 391 Ritter Lane**, stated that with the recent snowstorm so many of the pear trees along the streets were damaged and asked if the Planning Commission would consider changing the types of trees required to be planted in Developments. Mr. Wilson stated that the Tree Ordinance has already been changed to require a mix of native species and the pear tree is no longer on that list.

**ADJOURNMENT**

**MOTION BY** Mr. Unger, seconded by Mr. Bittig, to adjourn the November 7, 2011 meeting of the Exeter Township Planning Commission at 7:59 pm. The motion carried unanimously.

Respectfully Submitted,



William R.A. Rush  
Secretary

lrc