

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
OCTOBER 3, 2011

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, October 3, 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
Greg T. Unger
Christy Staudt

ABSENT: William R. A. Rush, Secretary
Gary L. Shane

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

1. MINUTES

MOTION BY Mr. Bittig, seconded by Mr. Littlehales, to approve the minutes of the September 7, 2011 Planning Commission Meeting with the correction for the motion under Windy Willows. The motion carried unanimously.

2. AGENDA

MOTION BY Mr. Littlehales, seconded by Mr. Unger, to approve the agenda of the October 3, 2011 Planning Commission meeting. The motion carried unanimously.

3. APPROVE APPLICATION FOR REVIEW

A. **301 WEGMAN ROAD-REVISED – SKETCH PLAN: MOTION BY** Mr. Littlehales, seconded by Mr. Bittig, to accept the preceding plan for review. The motion carried unanimously.

4. 301 WEGMAN – REVISED – SKETCH PLAN – Jason Shaner

GVC reviewed the 301 Wegman Road revised Sketch Plan (reference letter dated September 30, 2011).

Mr. Rogosky stated that the previous plan consisted of a flag lot, the Clousers were close to finishing the plan, however the fire code regulation costs were too high for them to complete the plan. The Clousers were coming back with another idea to divide their lot. They submitted a sketch plan in order to have some discussion to see what would be required to move forward with the subdivision. Mr. Shaner stated that they wanted to make their property into two lots; one with the existing house and the second one would be where they would build a ranch home. Mr. Shaner asked when it was necessary to put the well and septic on a new lot. Mr. Rogosky replied that it would need to be done at time of building permit application.

- Neither proposed lot would meet the 250 feet minimum requirement of lot width at the building setback; therefore a zoning variance is required. The Planning Commission felt that it would be hard to show hardship to the Zoning Hearing Board in order to obtain the variance.
- Neither lot meets the depth to width ratio so a waiver would be needed. It was suggested to request the waiver for this before going to the Zoning Hearing Board for the variance.
- It was determined that a waiver of the construction of curbs and sidewalks would not be needed.
- Mr. Rogosky stated that the neighboring house appeared to be partially encroaching on or crossing the lot line. It was suggested that they check into that.

5. GENERAL DISCUSSION

Ms. Staudt stated that she wanted to let the Planning Commission know that she found a grant opportunity to help with the trail connection for the Exeter Scenic river trail over to the Schuylkill river trail that was discussed last month. She approached the Board of Supervisors at the last meeting because of the time constraints. The Board expressed concern with the local match and funding constraints. Mr. Wilson stated that it was a matter of matching the grant just to do an engineering study, if we did not have the funds to complete what the study suggested, why spend the money for the study. Ms. Staudt replied that she realized that money was an issue, but there are some ways that municipalities can leverage additional funds for infrastructure improvements, such as charging for waivers as with the Diamond Credit Union; they did not want to install sidewalks so we could escrow the amount it would take to build the sidewalk. Mr. Wilson stated that a waiver was not granted; we approved a deferral so at the time the Township wants a sidewalk built whoever owns the property would be responsible for installing them. Ms. Staudt further stated she felt it was our duty as a Planning Commission to come up with ways to improve our Township, because there are a lot of things we can do and one of the things she would work on and submit to the Planning Commission, were ways to collect fees for waivers.

Mrs. Franckowiak replied that it wouldn't work as you would tell someone they need to pay fees for a waiver of the sidewalk, but we would use that money somewhere else. It would be like taking the money for Parks & Recreation putting it in escrow, but using it somewhere else and that's not allowed. Ms. Staudt stated that she would get the information and details as it was done all over the place and then submit it for consideration.

Mr. Unger replied he was totally against this concept of planning, he didn't even agree with the idea of waivers themselves.

Public Comment

Jordan Bausher, 391 Ritter Lane, asked if the Planning Commission had a liaison on the EDAC.

Mrs. Franckowiak replied that Carolyn Brunschwylar was appointed the liaison between the EDAC & the Planning Commission and has been attending both meetings. Mrs. Franckowiak also stated that the EDAC wanted to set up a joint meeting between the two boards. Ms. Staudt stated that she was in contact with Carolyn with some ideas for the committee and volunteered her time. Mr. Wilson replied that we should not be telling them what to do, they will come up with the ideas and then present them to the Planning Commission and the Board of Supervisors with suggestions for changes to Ordinances, etc.

ADJOURNMENT

MOTION BY Mr. Bittig, seconded by Ms. Staudt, to adjourn the October 3, 2011 meeting of the Exeter Township Planning Commission at 7:45 pm. The motion carried unanimously.

Respectfully Submitted,


John W. Bittig,
Vice Chairman