

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

The Regular Meeting of the Exeter Township Planning Commission was held on Wednesday, September 7, 2011 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. John W. Bittig, Vice Chairman called the meeting to order at 7:05 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: Scott Anderson, GVC Consulting Engineer
Cheryl Franckowiak, Zoning Officer
Linda Cusimano, Recording Secretary

1. MINUTES

MOTION BY Mr. Shane, seconded by Mr. Littlehales, to approve the minutes of the July 6, 2011 Planning Commission Meeting as presented. The motion carried unanimously.

2. AGENDA

MOTION BY Mr. Unger, seconded by Mr. Littlehales, to approve the agenda of the September 7, 2011 Planning Commission meeting. The motion carried unanimously.

3. APPROVE APPLICATION FOR REVIEW

A. LEON BURKHART: REVISION TO PLAN OF RECORD; SERVICE ELECTRIC ADDITION: FINAL LAND DEVELOPMENT PLAN; WINDY WILLOWS; FINAL PLAN: MOTION BY Mr. Littlehales , seconded by Ms. Staudt, to accept the preceding plans for review. The motion carried unanimously.

***Mr. Wilson arrived at this time**

***Ms. Staudt stated she would abstain from any motions for Windy Willows.**

4. LEON BURKHART ANNEXATION REVISION TO PLAN OF RECORD - Randal Badinger

GVC reviewed the Burkhart revision to Sketch Plan of Record (reference letter dated September 7, 2011).

Mr. Rogosky stated that the previous annexation was approved by both the Planning Commission & Board of Supervisors to allow for a 7.50 acre parcel to be annexed by Leon & Erma Burkhart. The plan was recorded; however, for the lot to qualify for "clean and green" the area of annexation must be 10 acres. The plans have been changed to reflect this.

MOTION BY Mr. Bittig, seconded by Mr. Unger to recommend the Board of Supervisors approve the Leon Burkhart Annexation revision to Sketch Plan of Record. The motion carried unanimously.

5. SERVICE ELECTRIC ADDITION – FINAL LDP – Jeff Mason

GVC reviewed the Service Electric Building Addition Land Development Plan (reference letter dated September 1, 2011). The plan proposes a 21,098 sq. ft. garage addition to be located on an existing 8.160 acre lot at the southeast corner of Cardinal Drive and S.R.0422.

- Zoning item #2 – Zoning Officer agreed to extend the regulations of the HC district up to 50 Feet – no variance needed.
- Mr. Mason requested that the plan be reviewed as Preliminary/Final plan.
- The developer will investigate the neighboring property to see if someone resides there which would indicate the need for a landscape plan and buffer planting.
- The developer will provide colored architectural drawings of the building.
- The developer will check with Penn DOT to see if they would need to apply for a HOP.
- The plans were changed so the addition would only be used for storage, no wash bays would be installed.
- The developer needs to provide a letter to waive the requirement for installing sidewalks along Perkiomen Ave.
- The developer will need to provide a written access agreement to use Cardinal Drive and to use the existing private storm sewer.
- The developer will check on the fire hydrant location.
- The developer will contact Greg Koontz to check into the requirements for sprinklers in the building addition.
- Any new lighting will need to match existing lighting poles/height and be sure that there is no light trespass onto neighboring properties.

6. WINDY WILLOWS – FINAL PLAN – Brian Kobularcik

GVC reviewed the Windy Willows Final subdivision Plan (reference letter dated September 2, 2011).

- The sewer issues have all been addressed and approved by the Exeter Authority. St. Lawrence signed off on the plan.
- The developer will install whatever streetlights the Township would need, i.e. L.E.D.
- The developer asked that inspection be done together for Alsace & Exeter as both Townships use the same consulting firm.
- Mr. Kobularcik asked that the Planning Commission address the waiver request letter.

MOTION BY Mr. Unger seconded by Mr. Shane to recommend the Board of Supervisors approve the following waivers for the Windy Willows Subdivision plan: SALDO Section 5.236: portion of road “A” (Breeze Way) located in Exeter to be consistent with Alsace required roadway width of 24’; Section 6.203 & 6.204: sidewalk and curbing along Breeze Way: Section 5.2373; from providing on street parking on roadway “A” (Breeze Way): Stormwater Management Ordinance No.676 Section 310.C.12.b: to permit storm sewer pipe P-2 to flow runoff with a velocity in excess of 12 fps. The motion carried with Mr. Wilson, Mr. Bittig, Mr. Littlehales, Mr. Shane, Mr. Unger voting in favor and Ms. Staudt abstaining.

Mr. Kobularcik stated that they would like to do a “simple” subdivision of the lot containing the original Farm house as the people living there needed to own the property in order to obtain financing to finish the renovations to the house. Because of litigation they are unsure as to the amount of time it will take to get the Windy Willow plans approved and released for recording. The Planning Commission stated they would support the plan. Mr. Kobularcik replied that they would submit the plans for review.

7. BERKS CONSERVANCY LETTER

Ms. Staudt stated that the Conservancy would like to put together a management plan for Neversink Mountain Trails, etc. She further stated that they were looking to Municipalities to gather facts and also wants the Municipalities to be aware of their plans so the Official Map reflects the trails. There were upcoming grants available to connect to the Schuylkill River Trail.

Public Comment

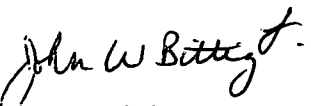
Carolyn Brunschwylar, EDAC, stated that there was discussion of running a bike/walking trail along the river to the Rt345 bridge then along 422 to the Daniel Boone Homestead.

Francine Crump, 826 Beaver Ln, asked if this was the correct Board to bring up sewer billing. Mr. Wilson replied that she needed to attend the Board of Supervisors meeting; the next meeting was scheduled for September 12th.

ADJOURNMENT

MOTION BY Mr. Unger, seconded by Mr. Bittig, to adjourn the September 7, 2011 meeting of the Exeter Township Planning Commission at 8:45 pm. The motion carried unanimously.

Respectfully Submitted,


John W. Bittig,
Vice Chairman

lrc

Correspondence to:

BOS: Windy Willows waiver requests

BOS: Leon Burkhart Annexation revised Sketch Plan of Record Approval