

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
FEBRUARY 7, 2011

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

ABSENT: John W. Bittig, Vice Chairman

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. Shane, to approve the minutes of the January 3, 2011 Planning Commission Meeting as presented. The motion carried unanimously.

2. AGENDA

MOTION BY Mr. Littlehales, seconded by Mr. Shane, to approve the agenda of the January 3, 2011 Planning Commission meeting with the removal of Metro PCS waiver and Parks and Recreation discussion. The motion carried unanimously.

3. SPEECE SUBDIVISION – SKETCH PLAN FOR RECORD – John Hoffert

GVC reviewed the Speece Subdivision Sketch Plan for Record (reference letter dated February 4, 2011). Mr. Hoffert stated that when he received the review letter the changes were minor so he did the corrections and sent them to GVC for review. The following corrections were made:

- The Board of Supervisors approval for deferral of Stormwater and E & S control plans until building permit application has been added as a note to the plans.
- The Certificate of ownership has been signed and notarized.
- DEP Planning Module approval has been received.
- Waterline Construction notes changed to state that the water line size will be sized to accommodate the domestic and sprinkler requirements.

Mr. Hoffert stated that the only outstanding comment concerns the public water main extension. Mr. Hoffert further stated that he was in contact with Craig Darosh, PA American Water Company who sent him a copy of a bonafide service agreement that the Speeces would be signing with the water company for them to extend the water main down Rugby Road to their residence and he presented a copy to the Township. This would make the subdivision compliant. The water company was submitting it out for bid in a couple of weeks. Whatever the fee is for the extension the water company will grant them a waiver of \$8,500 towards the invoice. They did not know what the improvements cost would be for the Speeces to put up front in an improvements agreement. The agreement would be between the client and the water company. The water company would not allow the Township to be another named party. Seeing that everything else was completed Mr. Hoffert asked if they could approve the subdivision contingent on the Speeces being connected to public water. After that was completed,

Planning Commission minutes, February 7, 2011, Speece Subdivision continued

they would take the plan before the Board of Supervisors. If it would take longer than the required 90 days they would submit a time extension. The Planning Commission agreed.

MOTION BY Mr. Littlehales, seconded by Mr. Shane to recommend the Board of Supervisors approve the Speece Subdivision Sketch Plan For Record contingent on the existing home being connected to public water. The motion carried unanimously.

4. RAYBURN MUSIC AKA ZESWITZ – SPECIAL EXCEPTION AND VARIANCE REQUEST

Mrs. Franckowiak stated that Rayburn Music is requesting a special exception under Section 390-76 to change the use of a portion of the building consisting of approximately 2,259 square feet from manufacturing/warehouse to permit the display and retail sale of musical instruments and accessories and musical instruction. She further stated that they are also seeking a variance from Section 390-15 to permit the display and retail sale of musical instruments and accessories and musical instruction in a portion of the building consisting of 2,259 square feet.

MOTION BY Mr. Wilson, seconded by Mr. Unger to recommend the Zoning Hearing Board grant Rayburn Music's special exception and variance as proposed. The motion carried unanimously.

5. SACCAMMOZONE – SPECIAL EXCEPTION REQUEST

Mrs. Franckowiak stated that Mrs. Saccamozzone was requesting a special exception under Section 390-23.C-1 to operate a Daycare center at 10 Hearthstone Court.

MOTION BY Mr. Unger, seconded by Mr. Shane to recommend the Zoning Hearing Board grant Saccamozzone's special exception as proposed. The motion carried unanimously.

6. OFFICIAL MAP

The Planning Commission discussed the Official Map and plan to continue the discussion next month. A letter from Carolyn Brunschwyler was passed along to the Planning Commission to read and refer to during next month's discussion.

ADJOURNMENT

MOTION BY Mr. Rush, seconded by Mr. Littlehales, to adjourn the February 7, 2011 meeting of the Exeter Township Planning Commission at 8:15pm. The motion carried unanimously.

Respectfully Submitted,

William R. A. Rush,
Secretary

lrc

Correspondence to:

BOS: Speece Subdivision time extension request

BOS: Speece Subdivision approval

ZHB: Saccamozzone special exception request

ZHB: Rayburn Music AKA Zeswitz special exception and variance request