

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
MARCH 7, 2011

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

ABSENT: Gary L. Shane

OTHERS IN ATTENDANCE: Joe Rogosky, GVC Consulting Engineer
Joseph Seltzer, III, Parks & Recreation Superintendent
Cheryl Franckowiak, Zoning Officer
Linda Cusimano, Recording Secretary

1. MINUTES

MOTION BY Mr. Unger, seconded by Mr. Littlehales, to approve the minutes of the February 7, 2011 Planning Commission Meeting as presented. The motion carried with Mr. Wilson, Mr. Rush, Mr. Littlehales, Mr. Unger, Ms. Staudt voting in favor and Mr. Bittig abstaining.

2. AGENDA

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

3. APPROVE APPLICATION FOR REVIEW

A. **LORD'S & LADIE'S – SKETCH PLAN: MOTION BY** Mr. Unger, seconded by Ms. Staudt, to accept the preceding plan for review. The motion carried unanimously.

4. LORD'S & LADIES' – SKETCH PLAN – Scott Miller

GVC reviewed the Lord's & Ladies' Land Development Sketch Plan (reference letter dated February 28, 2011).

Mr. Miller stated that the property was located on Circle Ave behind Bowlarama, is a separately deeded parcel of 1.6 acres. They are proposing to construct a 4,800sf Salon & Spa. Circle Ave is a Township street up to the edge of this property, at this point it becomes a 33ft wide easement for access to the Boscov's Shopping Center.

- The easement is for all adjoining properties use for access and utilities. The Engineer will provide a copy of the legal easement agreement to the Township.
- The lot is being viewed as a pre-existing nonconforming lot as it does not meet the minimum 3 acre lot size.
- The applicant will seek a minor (15') variance for relief from the front yard setback as the rear of the lot is filled with rock.
- The applicant will provide a cross access easement for the drive-thru news and will provide this to the Township if the building could not be moved. There was concern over two businesses on one property. Mrs. Franckowiak suggested they may also cover this with the variance request if needed.

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- It was suggested to have the access easement brought up to Township standards and dedicated to the Township. This would depend on how the easement agreement was written.
- The applicant will be requesting waivers from sidewalks and curbs. The site has a steep grade and to put in sidewalks it would require the need for retaining walls, etc. Ms. Staudt and Mr. Wilson would like to see sidewalks on the site with future extension to E. Neversink Rd., but there was no vote.
- The applicant would replace the trees that would need to be cut down.

Mr. Miller asked if the Planning Commission would have any objections to a variance of the front yard setback.

MOTION BY Mr. Rush, seconded by Ms. Staudt to recommend the Zoning Hearing Board approve the variance request by Lord’s and Ladies’ for relief from the front yard setback. The motion carried unanimously.

5. INFORMAL DISCUSSION – GOLFVIEW LANE - Chris Jordan

Mrs. Franckowiak stated that Mrs. Hansen owned two lots, one on Estates Drive (where her house is located) and another directly behind that on Golfview Lane. She would like to divide the open lot to annex approximately two thirds to her property and annex the remaining portion to Mr. Jordan. The Planning Commission discussed this and felt that the only problem might be the lot depth to width ratio for which they could request a waiver. The Planning Commission agreed that they would rather see the lot subdivided and annexed to the two properties rather than remain as a separate building lot.

6. INFORMAL DISCUSSION – Jack & Delilah Romyn

Mrs. Franckowiak stated that the Romyn’s owned the property where Romyn’s Country Home was located and they had their property up for sale. They had a buyer interested in purchasing the property for brain injury patients. The problem with their property is that the septic system is failing. The Romyn’s have been working with Berks Enviro Tech and the only solution they have come up with is a holding tank which would work only for a single family use or equivalent to the sewage from a single family home. They are before the Planning Commission looking for some ideas or suggestions for the use of their property. Mrs. Franckowiak stated that she suggested possibly a kennel or doggie daycare as it would not generate additional sewage. Mr. Bittig replied that was allowed by special exception. Ms. Staudt suggested a solar farm. Mrs. Franckowiak asked if the Planning Commission had any ideas for a low impact use that could be added into the AP zone as a special exception.

7. OFFICIAL MAP – PARKS & RECREATION

Mrs. Franckowiak stated that the Board authorized Great Valley to work with Joe Seltzer, III, Parks and Recreation Superintendent to update the Parks & Recreation plan. Mr. Wilson wanted everyone to work on the official map. So Mr. Gardecki came up with some maps to help everyone for planning purposes. Instead of putting sidewalks on the official map, Eric did a map of sidewalks that we could work on besides the Official map and the Parks & Rec map. Mr. Rogosky stated that we could look at what we have and look at what we would like to add in the future. Mr. Seltzer replied that he was interested in what the residents would like to see added in the Township. He also stated that he wanted to keep the parks that we had up to date, safe and current.

Mr. Seltzer stated that we did not have enough fields to play sports. Exeter High School now has lacrosse and they are talking of Rugby and there is no where to put them. He would also like to see a recreation center with basketball courts, volleyball courts, maybe a pool. The Planning Commission suggested looking at the old Giant building as it had possibilities. Mr. Seltzer would also like to look at the Exeter Scenic River Trail; he thought it could be run all the way to Douglassville along the sewer right-of-way and possibly tie into the Thun trail. People use the trail and use it often. Ms. Staudt stated that DCNR and the Conservancy were looking into connecting the Mt. Penn Trails to other scenic trails, so we could work with them for connectivity. Mr. Littlehales suggested adding play equipment to the open space areas in Long Pond that were just acquired by the Township. Mr. Seltzer would also like to see an off road track/park for ATV’s, etc, possibly behind Lincoln Corporate Center. The Planning Commission asked Mr. Seltzer to give them his wish list and they would work on that.

ADJOURNMENT

MOTION BY Mr. Unger, seconded by Mr. Littlehales, to adjourn the March 7, 2011 meeting of the Exeter Township Planning Commission at 8:20 pm. The motion carried unanimously.

Respectfully Submitted,

A handwritten signature in black ink that reads "William R. A. Rush". The signature is written in a cursive style with a small "Sr." or "Jr." suffix.

William R. A. Rush,
Secretary

lrc

Correspondence to:

ZHB: