

**MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
APRIL 2, 2012**

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, April 2, 2012 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
Gary L. Shane
Greg T. Unger
Christy Staudt
Glen Powell

ABSENT: William R. A. Rush, Secretary

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

1. MINUTES

MOTION BY Mr. Shane, seconded by Mr. Bittig, to approve the minutes of the March 5, 2012 Planning Commission Meeting as presented. The motion carried Mr. Wilson, Mr. Bittig, Mr. Shane voting in favor and Mr. Unger, Ms. Staudt, Mr. Powell abstaining.

2. AGENDA

MOTION BY Mr. Unger, seconded by Mr. Shane, to approve the agenda of the April 2, 2012 Planning Commission meeting. The motion carried unanimously.

3. PIONEER CROSSING RECYCLE CENTER – PRELIMINARY PLAN – Ryan Inch

GVC reviewed the Pioneer Crossing Recycle Center Preliminary Plan (reference letter dated March 21, 2012).

Mr. Inch discussed the renderings of the building with the Planning Commission. Mr. Rogosky stated that there were only a few outstanding items of which could be addressed on the Final Plan.

- The emergency access entrance and grading must be shown on the plan.
- The ultimate right-of-way must be shown on the plan.

Mr. Inch asked for Preliminary Plan approval.

MOTION BY Ms. Staudt, seconded by Mr. Unger to recommend the Board of Supervisors approve the Pioneer Crossing Recycle Center Preliminary Land Development contingent on all outstanding items listed in the March 21, 2012 GVC review letter being addressed and the ultimate right-of-way, the emergency access easement and grading of access easement be shown on the Final Plan. The motion carried unanimously.

5. VARIANCE REQUEST – 3304 PERKIOMEN AVE –

Mrs. Franckowiak stated that 3304 Perkiomen Ave was a single family home that had been converted into two apartments; first floor and second floor. The property is located in the SR1 Zoning District which allows for single family residences. The owners are looking to sell the property and the realtor called and asked if she would give them a “rebuild” letter to rebuild the two units if needed. Our records do not show that anyone ever applied for building permits; they have one sewer bill and one recycling bill. No one has come forward to make us aware that there are two units located there. They have two choices, they could come in and attempt to get a variance or they could turn it back into a single family home. They choose to submit a variance request. After a lengthy discussion the Planning Commission made the following motion:

MOTION BY Mr. Unger, seconded by Mr. Powell to recommend the Zoning Hearing Board deny the variance request for 3304 Perkiomen Ave. The motion carried unanimously.

7. GENERAL DISCUSSION

Mr. Wilson informed the Planning Commission that Albright was offering a course “Determining Community Character” on Thursday, April 19th, 7-9:30pm if anyone was interested they should fill out the forms to give to Ms. Cusimano. Mr. Bittig stated that they also have a SALDO review course if anyone was interested.

Mr. Bittig stated that he read through St. Lawrence Borough revised Zoning Ordinance and did not find anything that would impact the neighbors in Exeter. Mr. Bittig then asked where we were concerning the Floodplain Ordinance. Mr. Rogosky replied that we received comments back from DCNR that were basically a couple of changes, nothing substantial. He further stated that we are waiting for a definition for principle use.

Mrs. Franckowiak stated that we need to have it adopted by July 3rd. Mr. Rogosky stated that he would send a “red lined” version for Mr. Bittig to look at.

Mr. Wilson stated that the Diamond Credit Union project has been completed and will be holding a grand opening celebration.

ADJOURNMENT

MOTION BY Mr. Unger, seconded by Mr. Bittig, to adjourn the April 2, 2012 meeting of the Exeter Township Planning Commission at 7:50pm. The motion carried unanimously.

Respectfully Submitted,



John W. Bittig,
Vice Chairman

lrc