

**MINUTES  
EXETER TOWNSHIP PLANNING COMMISSION MEETING  
AUGUST 6, 2012**

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, August 6, 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  
Glen Powell

**ABSENT:** William R. A. Rush, Secretary  
Greg T. Unger  
Christy Staudt

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

**1. MINUTES**

**MOTION BY** Mr. Bittig, seconded by Mr. Powell, to approve the minutes of the July 2, 2012 Planning Commission Meeting as presented. The motion carried unanimously.

**2. AGENDA**

**MOTION BY** Mr. Shane, seconded by Mr. Bittig, to approve the agenda of the August 6, 2012 Planning Commission meeting with the removal of Stormwater Ordinance revisions. The motion carried unanimously.

**3. INFORMAL DISCUSSION – 10 HEARTHSTONE CT. – DAYCARE PLAY AREA**

Mrs. Franckowiak stated that the owner of the daycare was not present to discuss this. Mr. Wilson replied that since Mr. Rogosky provided information we should discuss the information that we had on hand. Mr. Rogosky stated that he and Ms. Cusimano took a field view of the parking lot at 10 Hearthstone Court in relation to the outside activity area. He took measurements and it was not built according to the Land Development Plan. The aisle width is just 15 feet and at least seven spaces are encroaching five feet in that aisle area which causes an offset because it was right where the aisle has a horizontal curve. If you have cars coming through there they have limited space and a safety concern for that area. The owner of the daycare would have to look at another area further down on the parking lot closer towards the dumpster area. That area might be safer. The other comments he would offer concerning parking are that the actual recorded plan does not show the required amount needed for the land development plan. The plan shows 55 spaces. The current amount needed according to our ordinance for commercial building, were roughly 34 spaces plus 2 ADA spaces. Mr. Bittig stated that they currently have 54 spaces and three of them were in use for the dumpster and a Met-Ed transformer. Mr. Rogosky stated that the operator needed to verify the number of employees and students as our ordinance requires one space per employee and then 1 space per 10 children. The operator/Kelly Saccamozone was supposed to get that information back to us. Mr. Bittig stated that she wanted to expand. Mrs. Franckowiak stated that the operator needed to go back to the Zoning Hearing Board to address expansion and adding the outdoor play area. Also when Ms. Franckowiak drove to take a look at the building and the area in question, the operator had blocked off the driveway to the rear of the building and she was told that she could not do that for safety issues. Mr. Bittig replied that it was probably a violation of the International Fire Code. Mr. Rogosky stated that Greg Koontz did mention something about the fire code issue. Mrs. Franckowiak replied that Mr. Rogosky should put all of his comments in a letter along with any fire code issues from Mr. Koontz; give the letter to the owner and let her know these are the issues she must address if she plans to pursue it. Mr. Rogosky stated that he would need to see some signage as to how she would mark off the play area. Mr. Bittig stated that she would need to put in a sturdy fence because there was a big drop off behind those spaces. Mr. Rogosky agreed to generate a letter.

**4. SALDO REVISIONS**

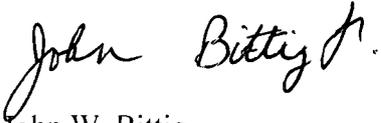
The Planning Commission agreed to discuss this item at the next scheduled meeting and asked to have Mr. Clarence Hamm, Highway Superintendent, provide his comments for the changes presented by Ms. Staudt concerning Township streets.

**5. STORMWATER ORDINANCE REVISIONS**

**ADJOURNMENT**

**MOTION BY** Mr. Bittig, seconded by Mr. Powell, to adjourn the August 6, 2012 meeting of the Exeter Township Planning Commission at 7:36 pm. The motion carried unanimously.

Respectfully Submitted,



John W. Bittig,  
Vice Chairman

lrc