

**MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
DECEMBER 3, 2012**

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, December 3, 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

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

1. MINUTES

MOTION BY Mr. Bittig, seconded by Mr. Shane, to approve the minutes of the November 5, 2012 Planning Commission Meeting as presented. The motion carried unanimously.

2. AGENDA

MOTION BY Mr. Shane, seconded by Mr. Powell, to approve the agenda of the December 3, 2012 Planning Commission meeting as presented. The motion carried unanimously.

3. APPROVE APPLICATION FOR REVIEW

A. **PANERA BREAD – PRELIMINARY/FINAL PLAN:** **MOTION BY** Mr. Shane, seconded by Mr. Powell, to accept the preceding plan for review. The motion carried unanimously.

4. PANERA BREAD – PRELIMINARY/FINAL PLAN – Greg Bogia

GVC reviewed the Panera Bread Preliminary/Final Plan (reference letter dated November 29, 2012).

Mr. Bogia presented the Panera Bread plan: the building would be approximately 4,000sf located on the existing parking area of the Boscov's Outlet Center, it would have a drive thru & outdoor seating. Mr. Rogosky explained the variance issue. Mr. Bogia stated that they would have the variance application in by the end of the week.

- Waivers from the provisions of the Exeter Township Tree Ordinance were not needed as they were using trees on the approved list.
- Mr. Bittig asked that they look at the Official Map for the roadway that was located on that map. Mr. Wilson stated that it was taken off of the Official Map for Exeter Commons, but wasn't sure if it was taken off of this property. Mr. Bogia would check into that.
- The MOA stated that a traffic study would not be needed when this property was developed.
- Mr. Bogia would look at the outside seating area to be sure adequate parking would be provided for that.
- Mr. Shane stated that the liveliest & most colorful elevations were on the outlet side and the façade from the highway isn't as nice. He requested that the side of the building that faces Perkiomen Ave be more pleasing to the eye & the dumpster be relocated. Mr. Bogia would take that comment back to Panera Corporate.
- Lighting would be handled by Terry Naugle, GVC.

Mr. Bogia stated that they would work on addressing the issues for the plans and the variance request together to move the process along. Mrs. Franckowiak asked the Planning Commission if they would consider making a recommendation to the Zoning Hearing Board prior to receiving the application in order to have the letter ready for the hearing.

MOTION BY Mr. Wilson, seconded by Mr. Bittig to recommend the Zoning Hearing Board grant the variance request for relief of the encroachment in the front setback for the Panera Bread Land Development Plan. The motion carried unanimously.

5. EDAC – letter from Judy Schwank –Shawn Filby

Mr. Filby stated that they received a letter from Judy Schwank requesting any projects that provided direct and substantial economic impact to the Township to be provided to her by December 14th. The EDAC met and discussed this and he wanted to share with the Planning Commission what they would propose to the Board of Supervisors at their December 10th meeting so they could meet the deadline. The proposal would be for 10 million dollars in state funds, matching funds, for the development of Lincoln Road, the business park area and further down Lincoln Road. We could use the funds for roads, water, and sewer infrastructure. They looked at other areas such as the Promenade and the cross-town connector and they felt that it would be better served to work on Lincoln Road and the Light Industrial area. Mrs. Franckowiak stated that it would be great to go for the cross-town connector. Mr. Filby replied that they felt it wouldn't fall under the category as this money was to develop business/industrial parks. Mr. Wilson was concerned about the matching funds part. Mr. Filby replied that we can use private investment funds. Mr. Filby stated that with the Planning Commissions blessing he would like to present two proposals to the Board of Supervisors at the December 10th meeting; one for the cross-town connector and one for the Lincoln Road business/industrial parks. Mr. Wilson asked that Mr. Filby also include a professional planner to the proposal. Mr. Filby replied that he would put that in the proposal and thanked the Planning Commission. Mr. Bukowski asked that Mr. Filby send the proposal by way of email prior to the Board meeting.

6. ZONING ORDINANCE REVISIONS

Mrs. Franckowiak stated that the changes to the LI and GI Zoning districts, Stonersville & Limekiln Village overlay districts, etc. has been advertised and the public hearing for adoption is Monday, December 10th. Mr. Bittig stated that he had some items from Heidelberg for the AP Zoning district that he would like to present and discuss at the next meeting. He would get that to Ms. Cusimano to place on the Planning Commission workspace. The Planning Commission agreed to discuss revisions at their January meeting. Mrs. Franckowiak stated that she would also like to discuss changes to Home Occupations.

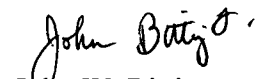
6. GENERAL DISCUSSION

Mr. Wilson stated that our first meeting for 2013 would be held January 7th at 7pm where we will do reorganization. Ms. Cusimano asked that the Planning Commission sign the Recycling Center plan. Mr. Shane asked what happened with the proposal to change the Planning Commission from 7 to 5 members. Mr. Wilson replied that the Board decided to advertise it as "up to 7 members". Mrs. Franckowiak stated that Lisa VanderLaan was working on changes to & criteria for the Historical Commission to present to the Board and asked if the Planning Commission had any desire to be involved. Mr. Wilson stated that he had given her what he felt was important which, in his opinion, was not to inhibit owners of historical properties but to give them some guidelines on how to work within certain constraints; to encourage making improvements while preserving the basic structure. Mr. Wilson stated that he wanted to wish everyone a Merry Christmas and a Happy New Year.

ADJOURNMENT

MOTION BY Mr. Bittig, seconded by Mr. Powell, to adjourn the December 3, 2012 meeting of the Exeter Township Planning Commission at 8:17pm. The motion carried unanimously.

Respectfully Submitted,



John W. Bittig,
Vice Chairman
lrc