

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

The Regular Meeting of the Exeter Township Planning Commission was held on Tuesday, February 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
Christy Staudt

ABSENT: William R. A. Rush, Secretary
Greg T. Unger
Cheryl Franckowiak, Zoning Officer

OTHERS IN ATTENDANCE: Joe Rogosky, GVC Consulting Engineer
Linda Cusimano, Recording Secretary

1. MINUTES

MOTION BY Mr. Bittig, seconded by Mr. Shane, to approve the minutes of the January 3, 2012 Planning Commission Meeting as presented. The motion carried unanimously.

2. AGENDA

MOTION BY Mr. Shane, seconded by Ms. Staudt, to approve the agenda of the February 6, 2012 Planning Commission meeting. The motion carried unanimously.

3. APPROVE APPLICATION FOR REVIEW

A. PIONEER CROSSING RECYCLE CENTER – PRELIMINARY PLAN: MOTION BY
Mr. Bittig, seconded by Ms. Staudt, to accept the preceding plan for review. The motion carried unanimously.

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

GVC reviewed the Pioneer Crossing Recycle Center Preliminary Plan (reference letter dated February 3, 2012).

Mr. Inch provided an overview of the project located at the intersection of Red Lane and Lincoln Road. The plan is for a single stream recycle center. All of the materials can be mixed together including paper. They would take material that is collected curbside, brought to the building and dumped into a 12,000 s.f. area. From there a loader would scoop up the material, put it into a hopper and then it would go through a sorting line. The sorting line would be a combination of magnets that would pull out the metals, optical scanners to blow out the plastics and other magnets to pull out aluminum. Then items would be baled at the end and shipped out. The facility would handle 300 tons of recyclables a day. They would have two shifts of 20 hours total. This type of facility would handle a ton per hour per employee in the facility. There is nothing like this facility in the area.

- Mr. Inch will add the gross & net area and correct the dimensions on the plan.
- Mr. Inch will provide the turning templates for the trucks.
- Mr. Inch will delineate the parking spaces with “hairpin” striping and correct the ADA space paint.
- The fence material will be chain link.
- The applicant is requesting a waiver of the Water Resource Study. Mr. Rogosky stated that he was in agreement with the request.

MOTION BY Mr. Bittig, seconded by Ms. Staudt to recommend the Board of Supervisors grant the waiver of SALDO Sections 330-13.F.(17) & 330-48; for the requirement of a Water Resource Study. The motion carried unanimously.

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- Mr. Inch will provide architectural renderings with the next submission.
- Curb and sidewalk installation are exempt by SALDO.
- Mr. Rogosky would check to see if widening of the road is warranted; they would also need to show the r.o.w. of the roads on the next plan.
- The building would be sprinklered. The number of hydrants that would need to be installed will be determined by the building type.
- The fire lane access is on the adjoining lot (also owned by the applicant). The fire lane does not have the required highway frontage. A waiver is being requested. Mr. Rogosky felt an easement agreement should be provided and recorded in the event the property is sold in the future. They would also need to provide supporting documentation showing that the lane can support the weight of fire apparatus.

MOTION BY Ms. Staudt, seconded by Mr. Bittig to recommend the Board of Supervisors grant the waiver of SALDO Section 330-33.A, subject to an easement agreement being provided and recorded along with supporting documentation showing that it has adequate structural strength to handle fire apparatus. The motion carried unanimously.

- Mr. Inch will show the 25 foot riparian buffer on the plan.
- The NPDES permit has been applied for.
- Mr. Inch stated that they would plant the required amount of replacement trees on the property.

Public Comment

Carolyn Brunschwyler, 525 S. Baumstown Rd, stated that the railroad area that they planned to add to this land development was part of the 2005 Joint Comprehensive Plan. It was designated as a train stop and transportation area. After some discussion it was determined that the area in question is on a parcel further down Lincoln Road. Mrs. Brunschwyler was also concerned for the increased amount of truck traffic 20 hours a day. Mr. Inch stated that the sorting was for 20 hours a day – the trucks would only be coming in from 6:00am to 3:00pm.

5. POTENTIAL VARIANCE REQUEST – 123 W. 37TH ST.

Ms. Cusimano stated that the owners of 123 W. 37th St. wanted to build a garage that would be closer than the 10 foot setback required by ordinance. They talked to the neighbors and the neighbors did not have a problem with them building the garage at that location as it would be built to look like the house. The Planning Commission asked what the hardship would be. Ms. Cusimano stated that it was her understanding that there was an existing retaining wall which would make it hard to build in a location that would meet the setback. The Planning Commission would like to have more information from the Homeowner concerning the project.

MOTION BY Mr. Unger, seconded by Mr. Shane that unless more information is provided to prove a hardship then they would recommend the Zoning Hearing Board not grant the variance request for 123 W. 37th St. The motion carried unanimously.

6. PUBLIC COMMENT – LORANE SCHOOL SIDEWALK

Linda Focht, 50 Glen Oley Drive, stated that she was in favor of the Lorane School sidewalk project and gave an overview of her concerns. Mrs. Focht expressed interest in having the Planning Commission make a recommendation to the Board of Supervisors. Mr. Wilson explained that there were two things #1; initially (6 years ago when the property was subdivided) we wanted the sidewalks put in, the school district stated that they did not want kids walking across Lorane Road; and #2 the Supervisors biggest concern is since it's deemed an unsafe route, the school district receives funding to help pay for busing. Mr. Wilson asked "If we put the cross walks in and it becomes a safe route, does the school lose funding" and continued with "that is not our concern". He elaborated that we are concerned with putting the crosswalks in, if there some inherent liability back to the Township if there is an accident at the cross walk since it's been deemed unsafe. We are waiting for a letter back from our Solicitor whether or not we could be held liable in case of an accident.

ADJOURNMENT

MOTION BY Mr. Bittig, seconded by Mr. Shane, to adjourn the February 6, 2012 meeting of the Exeter Township Planning Commission at 8:50pm. The motion carried unanimously.

Respectfully Submitted,

A handwritten signature in black ink that reads "John W. Bittig". The signature is written in a cursive style with a large initial "J" and a distinct "B".

John W. Bittig,
Vice Chairman

lrc