

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

The Regular Meeting of the Exeter Township Planning Commission was held on Tuesday, January 3, 2012 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. Donald R. Wilson, Chairman called the meeting to order at 7:30 p.m. followed by the Pledge to the Flag.

COMMISSION MEMBERS: Donald R. Wilson, Chairman
John W. Bittig, Vice Chairman
Richard Littlehales
Gary L. Shane
Greg T. Unger
Christy Staudt

ABSENT: William R. A. Rush, Secretary

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. Littlehales, to approve the minutes of the December 5, 2011 Planning Commission Meeting as presented. The motion carried unanimously.

2. AGENDA

MOTION BY Mr. Littlehales, seconded by Mr. Bittig, to approve the agenda of the January 3, 2012 Planning Commission meeting. The motion carried unanimously.

3. RE-ORGANIZATION

MOTION BY Mr. Unger, seconded by Mr. Littlehales, to retain the same officers from last year: Mr. Donald R. Wilson; Chairman, Mr. John W. Bittig, Vice Chairman, Mr. William R. A. Rush; Secretary.
MOTION BY Mr. Bittig, seconded by Mr. Shane to close the nominations. Both motions carried unanimously.

4. SET PLANNING COMMISSION MEETING SCHEDULE

The Planning Commission agreed to meet the first Monday of the month at 7pm with the exception of September. The September meeting will be held Wednesday, September 5th at 7pm.

5. PLANNING COMMISSION 2011 ANNUAL REPORT - APPROVAL

MOTION BY Mr. Littlehales, seconded by Mr. Bittig to approve the Planning Commission 2011 annual report and forward it to the Board of Supervisors. The motion carried unanimously.

6. GENERAL DISCUSSION

Mr. Wilson stated that the Board of Supervisors had a few items that they wanted the Planning Commission to look into; first to look at enhancing commercial zones especially along the 422 corridor and possibly expanding to other areas. The second item is to have the Planning Commission revisit the Lighting Ordinance. Mr. Littlehales asked how. Mr. Wilson responded with the enforcement. Mr. Littlehales responded that the three year clause was in there and then it was taken out. Mr. Unger stated that the Township wants to help Commercial Development, but then they have commercial business go back and retrofit their lights and believes that defeats the purpose of trying to promote new business. Mr. Unger asked if that was even legal. Mr. Littlehales responded yes. Mrs. Franckowiak asked what makes lighting any more important than any other ordinance we have and explained that is where she struggles. If there is a violation and it is affecting someone, then it is addressed. Mr. Bittig stated that if it a nuisance or a hazard then it should be addressed. Mrs. Franckowiak stated that at the last meeting

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Mr. Littlehales wanted to offer the waiver, so why bother forcing businesses attempting to get zoning permits to fix lighting. Mr. Littlehales replied that it already had been addressed at the Service Electric site with a previous complaint and if he didn't give them the waiver then he would be accused of being anti commercial again.

Ms. Staudt stated that if she would have been given additional information she would have voted differently for that waiver. Mrs. Franckowiak stated that since the Lighting Ordinance has been in effect, when someone comes in with a change in use/owner then they have to comply with the Lighting Ordinance. The problem with this is they are struggling to get lighting plans done and in all honesty, Mr. Littlehales is the only one who has presented lighting plans because every time someone calls Fromm or Progress, they are unable to do plans. Mr. Littlehales replied that was because there was no one there to do them. Mrs. Franckowiak replied that Mr. Littlehales does the lighting plan; they come in with the plan and if they need waivers, they get them. We have noticed that the waivers that are needed were one or two sections of the Ordinance, just as we do with other Ordinances, when we notice that waivers are constantly needed from a section of the Ordinance it typically means there is a problem with that section and changes were needed. Ms. Cusimano stated that she made a list of waivers and presented them to the Planning Commission previously. The Planning Commission asked Ms. Cusimano to forward that list to them. Mr. Unger agreed if that many waivers are being requested then there is something wrong with the Ordinance. Mr. Littlehales replied that we should keep certain sections in the ordinance in case we need to play "hardball". Mrs. Franckowiak asked Mr. Littlehales if the new lighting Ordinance was ready to present to the Planning Commission. Mr. Littlehales replied that they have not completed the Ordinance as they cannot agree on many sections. He further stated that as it stood now even his good friend C. Stanley Stubbe, the area lighting expert, couldn't understand the ordinance as written. Mr. Littlehales then asked what Mr. Spencer was doing with his lighting. Mrs. Franckowiak replied that he submitted the plans prepared by Mr. Littlehales and then

Mr. Spencer placed the lighting, it was inspected and approved and now it was done. Mr. Littlehales replied that they received three defective fixtures and now they do not have any lights as the fixtures were sent back.

Mr. Littlehales stated that he offered to do a "pro bono" redesign, but Mr. Spencer said that he was done.

Mrs. Franckowiak replied that the fixtures were installed and inspected and compliant, they failed after the inspection. She would verify that it was completed. Ms. Staudt asked if the Township doesn't have any authority to go back on an approved plan. Mrs. Franckowiak replied that on a recorded Land Development plan they do. Mrs. Franckowiak further stated that they received a zoning permit to move into the building and then they did the lighting plan, they installed it, it was inspected and that was it. Mr. Rogosky stated that it was just like in a building inspection where Mr. Koontz does the inspection, they have fire detectors installed they get their U & O and then after that they remove the detectors, we cannot regulate that. Mrs. Franckowiak stated anything after the final inspection was complaint driven. Mr. Littlehales stated that he could file a complaint as a private citizen and say that for safety purposes they need lighting in this location. Mrs. Franckowiak replied that yes, he could file a complaint, but it would look funny that he did the lighting plan and that his suppliers notified him that they were not using the fixtures.

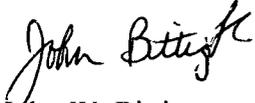
Mr. Wilson stated that we should also look at any zoning items that need to be changed. Mrs. Franckowiak stated that there were some zoning ordinance items that need to be corrected. Mr. Littlehales stated that we need to look at the new Uniform Construction Code and match our Ordinance to that as the UCC overrides other codes.

Mr. Shane stated that would also include the IBC. Mr. Wilson stated that the Board was also looking at stiffer penalties for people who did not get building permits. Currently if someone does not get a permit and is contacted by the Township, they just need to get the permit. The Board is looking at imposing a fine for anyone who does not pull the required permit for any project and had asked our Attorneys to look into that. Ms. Staudt stated that she dropped off sample planning studies to look at commercial zoning and asked if Mrs. Franckowiak would scan them in and post them on the Planning Commission workspace for members to review. Mr. Wilson asked if we could have them before the next meeting to discuss with zoning. Mr. Littlehales asked if anyone discussed working with the EDAC with the overlay districts. Mr. Wilson replied that we were making arrangements to have a joint meeting with the Board of Supervisors and the Economic Development Advisory Committee. Mr. Wilson also reminded the Planning Commission of the joint meeting with the Board of Supervisors and the School Board at Lorane School on January 25th.

ADJOURNMENT

MOTION BY Mr. Rush, seconded by Mr. Littlehales, to adjourn the January 3, 2012 meeting of the Exeter Township Planning Commission at 7:52pm. The motion carried unanimously.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "John Bittig". The signature is written in a cursive style with a large initial "J".

John W. Bittig,
Vice Chairman

lrc