

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

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, July 2, 2012 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. Donald R. Wilson, Chairman called the meeting to order at 7:03 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
Glen Powell

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

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. Shane, to approve the minutes of the June 4, 2012 Planning Commission Meeting as presented. The motion carried unanimously.

2. AGENDA

MOTION BY Ms. Staudt, seconded by Mr. Shane, to approve the agenda of the July 2, 2012 Planning Commission meeting with the removal of informal discussion – Forino – Stonetown Rd. The motion carried unanimously.

3. 30 BEECHAM ROAD/LUTZ – SKETCH PLAN OF RECORD - Justin Brewer

GVC reviewed the 30 Beecham Road/Lutz sketch plan of record (reference letter dated June 29, 2012).

Mr. Brewer stated the barn was to be converted to a house. The note will be placed on the plan stating that. Mr. Brewer further explained that they have added the plan sheet showing that the three parcels could be subdivided following all requirements of Township Ordinances.

- The applicant should provide an agreement/document to the Township that the barn would be converted to a home, possibly in a recorded deed. Mrs. Franckowiak will check with the Solicitor to see what would work best.
- The plan needs to show the sewer lateral for both existing residences on lot #2.
- The plan also needs to show the easement for the driveway.
- The applicant needs to provide a letter from the Sewer Authority showing capacity.

Mr. Rogosky stated that the remaining items were all “housekeeping”. Mr. Brewer asked for conditional final approval.

MOTION BY Ms. Staudt, seconded by Mr. Powell to recommend the Board of Supervisors grant conditional approval for 30 Beecham Road/Lutz Sketch Plan of Record provided the sewer easement is shown on the plan and all outstanding items in the June 29, 2012 GVC review letter being addressed. Also, if all outstanding items are not completed by the July 23, 2012 Board of Supervisors meeting a time extension will need to be provided. If no time extension has been provided then the Planning Commission recommends the Board of Supervisor reject the plan due to the outstanding items listed in the June 29, 2012 not being addressed prior to the plan due date of August 5, 2012. The motion carried with Mr. Powell, Mr. Shane, Mr. Bittig, Ms. Staudt voting in favor and Mr. Wilson voting opposed.

4. SERVICE ELECTRIC BUILDING ADDITION – PRELIMINARY/FINAL– Jason Shaner

GVC reviewed the Service Electric Building Addition revised Preliminary / Final plan (reference letter dated June 29, 2012).

Mr. Shaner stated that they received the NPDES permit approval from the Berks County Conservation District. Mr. Rogosky stated that they just needed to provide revised improvements agreement numbers prior to having the plan recorded and would need the executed easement agreement provided to the Township. Mr. Shaner stated that a draft agreement had been drawn up, was sent to Mascaro and they were just waiting to have it approved. Ms. Staudt asked if Mr. Rogosky would recommend conditional approval or were there any outstanding issues that would not allow for that. Mr. Rogosky replied that the remaining items were all “housekeeping”. Mr. Wilson asked if they addressed lighting. Mr. Rogosky replied yes, they had.

MOTION BY Ms. Staudt, seconded by Mr. Bittig to recommend the Board of Supervisors grant conditional preliminary/final approval for Service Electric Building Addition Land Development Plan provided all outstanding items listed in the June 29, 2012 GVC review letter being addressed and the executed easement agreement being presented to the Township. The motion carried with Mr. Powell, Mr. Shane, Mr. Bittig, Ms. Staudt voting in favor and Mr. Wilson voting opposed.

5. INFORMAL DISCUSSION – FORINO / STONETOWN ROAD

6. INFORMAL DISCUSSION – 10 HEARTHSTONE COURT – DAYCARE PLAY AREA

Kelly Saccamozzone

Mrs. Franckowiak stated that Mrs. S went to the Zoning Hearing Board for a special exception to do a daycare center at 10 hearthstone Court. The certification of order stated that if she would want to put in an outside play area, she would need to return to the Zoning Hearing Board for approval. Mrs. S. wanted to use 4/5 parking spaces to put up temporary fencing to allow the children to come and play outside. Mrs. S stated that along the rear of the spaces permanent fencing would be added as there was a drop off located there. Mrs. S showed the area where she planned to put up the temporary fencing. Mrs. Franckowiak stated that the fencing could not be placed in the drive aisle. That would need to be kept open. Mrs. Franckowiak stated that Mrs. S was here before the Planning Commission to see if they would support the addition of the play area before she spent the \$750 to go before the Zoning Hearing Board.

- It was suggested that a cross walk be added along with a stop sign to provide for safe crossing for the children.
- The state would need to approve the play area for the daycare center.
- It was determined that the Planning Commission would need to see that the parking spaces that would be used for play area would not be taking away from the required parking spaces and then return next month to the Planning Commission to show that and further discuss the daycare play area before they would provide a recommendation.

7. BERKS COUNTY DRAFT COMPREHENSIVE PLAN

Ms. Cusimano stated that she provided a copy of the Berks County Draft Comprehensive plan on the Planning Commission workspace to review along with a copy of the invitation to an open house.

GENERAL DISCUSSION

Mr. Wilson felt that the Daniel Boone Homestead should be added to the official map as open space so the Township would get first rights to purchase it if it would be put up for sale. Ms. Staudt asked where the official map stood. Mrs. Franckowiak replied that it was on the list of items that were being worked on. Ms. Staudt stated that

other municipalities assigned a committee to work on their official maps. The Planning Commission agreed that we did not need another committee. Mr. Bittig asked if anyone looked at the RATS 5 year plan. Mr. Rogosky replied that we met with PennDOT concerning this and tried to put Harvey Bridge on the list, but there was not enough money for that. The Shelbourne Jughandle was being worked on at this time. Ms. Staudt asked if we could see a copy of the plan and comment prior to the final design. Mr. Rogosky replied that he would check to see if we could get a copy. Mrs. Franckowiak stated that the design was done and the Township looked at the plan years ago. Ms. Staudt replied that it would still be good to have a copy of the design to see what they planned to do. Ms. Staudt asked about an email with a sample of ordinance changes that she sent to Mr. Wilson, Cheryl and Troy & asked how to get that placed on the agenda. Mr. Wilson replied that she just would need to contact Linda and request to have it placed on the agenda.

ADJOURNMENT

MOTION BY Mr. Shane, seconded by Mr. Bittig, to adjourn the July 2, 2012 meeting of the Exeter Township Planning Commission at 8:10 pm. The motion carried unanimously.

Respectfully Submitted,



John W. Bittig,
Vice Chairman

lrc