

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
JUNE 4, 2012

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, June 4, 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
Greg T. Unger
Christy Staudt
Glen Powell

ABSENT: William R. A. Rush, Secretary

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. Unger, to approve the minutes of the May 7, 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 June 4, 2012 Planning Commission meeting. 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 May 4, 2012).

*** Ms. Staudt arrived**

Mr. Brewer stated that one of the comments in the GVC review letter was that a subdivision plan should be provided demonstrating that lot 2 could be further subdivided to meet all Ordinance requirements and provide a separate lot for both dwellings. Mr. Brewer showed the Planning Commission a plan that demonstrated they could meet all ordinance requirements. Mr. Brewer further stated that they would comply with all other items listed in the review letter.

- The applicant needs to show (by a note on the plan) what the use of the existing barn would be; converted to a home or demolished.
- The plan should have a note that the new lot would be connected to sewer if used for residential purposes.
- The applicant will resubmit for the next Planning Commission meeting.

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

GVC reviewed the Service Electric Building Addition revised Preliminary / Final plan (reference letter dated May 31, 2012).

Mr. Shaner stated that Service Electric realized they needed more space in the building addition for their vehicles and needed a larger generator within the building addition. They added 25ft to the rear and 20ft to the east. It pushed the

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area of disturbance to over one acre so they need to obtain an NPDES permit. Everything else would remain the same as the previous plan. Mr. Rogosky stated that the Township received a 1,230 sf. building addition plan from Service Electric that does not match the footprint of this plan and wondered if Mr. Shaner was aware of that. Mr. Shaner replied that he wasn't aware of that and would check into it further. Mr. Rogosky stated that overall with the additional area added to the plan the scheme of things remained the same, just that along with NPDES permit they need to install extra stormwater facilities. Everything else is pretty much the same.

- They previously received a waiver/deferral for sidewalks.
- They did not need to provide new architectural.
- They would return to the Township when they received NPDES permit approval.

6. GENERAL DISCUSSION

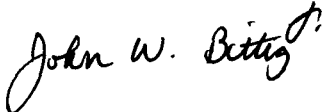
Public Comment

Lisa VanderLaan, 5560 Boyertown Pike, stated that someone in Exeter could let their property become derelict and falling down and nothing could be done with it, but someone couldn't build just a barn on their property. Mrs. Franckowiak replied that's not true, we can do something about a property that is falling into ruin. Ms. VanderLaan replied that wasn't what she was told. Mrs. Franckowiak stated that we just needed someone to fill out the complaint form.

ADJOURNMENT

MOTION BY Mr. Bittig, seconded by Ms. Staudt, to adjourn the June 4, 2012 meeting of the Exeter Township Planning Commission at 7:30 pm. The motion carried unanimously.

Respectfully Submitted,



John W. Bittig,
Vice Chairman

lrc