

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
MAY 7, 2012

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, May 7, 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. Unger, seconded by Mr. Bittig, to approve the minutes of the April 2, 2012 Planning Commission Meeting as presented. The motion carried unanimously.

2. AGENDA

MOTION BY Mr. Shane, seconded by Mr. Unger, to approve the agenda of the May 7, 2012 Planning Commission meeting. The motion carried unanimously.

3. APPROVE APPLICATION FOR REVIEW

A. **30 BEECHAM ROAD/LUTZ – SKETCH PLAN OF RECORD: MOTION BY** Mr. Unger, seconded by Mr. Powell, to accept the preceding plan for review. The motion carried unanimously.

4. 30 BEECHAM ROAD/LUTZ – SKETCH PLAN OF RECORD

GVC reviewed the 30 Beecham Road/Lutz sketch plan of record (reference letter dated May 4, 2012).

Mr. Rogosky stated that it appeared no one was in attendance to discuss the plan. The plan was before us previously as a three lot subdivision and that plan was not approved. Mr. Rogosky also stated that there were just two issues that needed to be addressed, 1) We need to know what the intent was for the existing barn– would it be renovated into a home or demolished and then a new house built on that lot? If they planned to demolish it they needed to show the footprint of the new house. They need to approach us for what the status would be. 2) On proposed lot 2, two existing dwellings are shown. Only a single principal structure is permitted to be on a single lot. Although the dwellings are pre-existing structures, a new lot is being created. The applicant should submit a development plan that demonstrates that proposed lot 2 can be further subdivided to meet all Ordinance requirements and provide a separate lot for both dwellings so they would be in conformance. The applicant may require approval from the Board of Supervisors for allowing the existing two (2) principal structures to remain in proposed lot no. 2. The rest of the items were “housekeeping”.

MOTION BY Mr. Unger, seconded by Mr. Bittig, to table 30 Beecham Road/Lutz Sketch Plan of Record until someone was in attendance at the meeting to discuss the plan. The motion carried unanimously.

5. FLOODPLAIN ORDINANCE – RECOMMENDATION TO THE BOARD OF SUPERVISORS

Mr. Rogosky stated that he received an email from Jack Bittig requesting to add herbicides to the list of pesticides. His concern was that this had been reviewed and approved by DCNR and we didn't want to hold up the approval process if it would need to go back to DCNR for adding herbicides. Mr. Unger felt that pesticides covered everything. Mr. Rogosky stated that he would check to see what the process would be to add it, & if it meant a complete review, then we would not add herbicides to list. The rest of the items were just "housekeeping".

MOTION BY Mr. Shane, seconded by Mr. Bittig to forward the Flood Plain Ordinance to the Board of Supervisors for advertising and adoption. The Motion carried unanimously.

6. GENERAL DISCUSSION

Public Comment

Lisa VanderLaan, 5560 Boyertown Pike, asked where she could find an overlay of the previous floodplain versus the new floodplain. Mrs. Franckowiak replied that we didn't have the capability to do that; you would just need to compare the new map with the old map to see what had been changed. Mr. Wilson asked where we were at with Zoning and SALDO changes. Ms. Franckowiak replied that we were all supposed to work together with the EDAC. The EDAC was reaching out to businesses in Exeter to see what issues they had going through the land development process to see what changes might be necessary. Also we were looking to see if the Board of Supervisors were interested in hiring a planner and put all that together. Mrs. Franckowiak further stated that we already had a list of items that needed to be changed / corrected, but when we talked to Troy, he didn't want to do those changes now and then do additional changes later because of the advertising and hearing costs. The following items were discussed:

- The joint EDAC and Board meeting on Monday, May 21st at 7pm – the Planning Commission is welcome to attend to listen to a presentation by DCED.
- Acquiring the School District Administration building: Ms. Staudt, a facilities member, stated that the building was in such bad shape that it would take "beaucoup" bucks to bring it up to code.
- With the requests by the Fire Company for a new station and the request by the Police Department for more space, funding for hiring a professional planner was especially important now to find the best way to handle all these issues and the direction the Township should take to improve our tax base.
- Making a prioritized list of goals for the Township from EDAC, Board of Supervisors and the Planning Commission feedback. Also check in to possible grants to hire a Planner.
- Engage every commercial property owner on 422 in Exeter Township to come in with their ideas of what they would like to see happen with their property.
- Possibly expanding the commercial zone to improve our economic base.
- A lengthy discussion focused around the Township budget to see where we could save money to help pay for the planner. Some topics addressed were the library funding and the police utilizing 2/3 of the overall Township budget.

ADJOURNMENT

MOTION BY Ms. Staudt, seconded by Mr. Shane, to adjourn the May 7, 2012 meeting of the Exeter Township Planning Commission at 8:20 pm. The motion carried unanimously.

Respectfully Submitted,



John W. Bittig,
Vice Chairman