

**MINUTES  
EXETER TOWNSHIP PLANNING COMMISSION MEETING  
NOVEMBER 5, 2012**

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, November 5, 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  
Glen Powell

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

**OTHERS IN ATTENDANCE:** Joe Rogosky, GVC Consulting Engineer  
Cheryl Franckowiak, Zoning Officer  
Linda Cusimano, Recording Secretary  
Jeff Bukowski, Board of Supervisors member

**1. MINUTES**

**MOTION BY** Mr. Shane, seconded by Mr. Powell, to approve the minutes of the October 1, 2012 Planning Commission Meeting as presented. The motion carried unanimously.

**MOTION BY** Mr. Shane, seconded by Mr. Powell, to approve the minutes of the October 24, 2012 workshop meeting. The motion carried unanimously.

**2. AGENDA**

**MOTION BY** Mr. Shane, seconded by Mr. Powell, to approve the agenda of the November 5, 2012 Planning Commission meeting with the removal of Windy Willows validity challenge. The motion carried unanimously.

**3. APPROVE APPLICATION FOR REVIEW**

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

**4. PIONEER CROSSING RECYCLE CENTER – FINAL PLAN – Ryan Inch**

GVC reviewed the Pioneer Crossing Recycle Center Final Plan (reference letter dated October 26, 2012).

Mr. Rogosky stated that the Improvements Agreement was being worked on, the access easement was being reviewed by the Solicitor, and the Stormwater Inspection fee was being calculated. Mr. Rogosky stated that the sign & gate issue would be handled at Building permit stage. All the outstanding items were addressed. Mr. Inch asked for Final plan approval.

**MOTION BY** Mr. Shane, seconded by Mr. Bittig, to recommend the Board of Supervisors grant approval for the Pioneer Crossing Recycle Center Final Plan. The motion carried unanimously.

**5. CORRECTION TO FLOODPLAIN ORDINANCE**

Mr. Rogosky stated that there was one word that needed to be corrected from the model Floodplain ordinance. A motion to pass the correction on to the Board of Supervisors from the Planning Commission was needed.

**MOTION BY** Mr. Bittig, seconded by Mr. Shane, to recommend the Board of Supervisors grant approval for the change to the Floodplain Ordinance. The motion carried unanimously.

## **6. REVIEW ZONING ORDINANCE REVISIONS**

The changes to the Light Industrial and General Industrial Districts was discussed by the Planning Commission and Mr. Bukowski.

**MOTION BY** Mr. Shane, seconded by Mr. Powell, to recommend the Board of Supervisors advertise and adopt the changes to the Light Industrial and General Industrial Districts as discussed. The motion carried unanimously.

The changes to the Rural Village Overlay Districts – Stonersville & Limekiln were discussed. Mr. Shane stated that with the change to the language it did not take into account for new structures, it just addressed existing structures. The Planning Commission agreed that was not what they intended and decided that (within an existing structure) should be removed.

**MOTION BY** Mr. Shane, seconded by Mr. Bittig, to recommend the Board of Supervisors advertise and adopt the Rural Village Overlay Districts – Stonersville & Limekiln as revised. The motion carried unanimously.

There were two more corrections to the Zoning Ordinance: the definition of Dwelling Unit for the Elderly and §390-75.A the referenced section needed to be changed.

**MOTION BY** Mr. Wilson, seconded by Mr. Shane, to recommend the Board of Supervisors advertise and adopt the change to the definition of Dwelling Unit for the Elderly and §390-75.A the referenced section correction. The motion carried unanimously.

## **7. GENERAL DISCUSSION**

Mr. Wilson stated that we have one member, William Rush, who has been absent for most of this year and his term is up at the end of this year. He further stated that we have another member who sent an email to all of the Supervisors and Township Manager that she, Christy Staudt, wished to resign. That would leave us with five members. Rather than having the Board advertise to replace two members, they could just change the resolution for the Planning Commission to have a total of five members and then quorum would be three members. Mr. Bittig stated that we could operate as a five member commission, but felt that we should maintain the seven members as we get a broader viewpoint. Mr. Shane asked if we would change it to five, if it became a problem could it be changed back. Mr. Bukowski stated that the Board of Supervisors could advertise and see what kind of interest we get, if we don't have an interest then change the number to five members.

The Planning Commission agreed to work on Zoning Ordinance revisions at the December 3, 2012 Planning Commission meeting.

## **ADJOURNMENT**

**MOTION BY** Mr. Bittig, seconded by Mr. Shane, to adjourn the November 5, 2012 meeting of the Exeter Township Planning Commission at 8:17pm. The motion carried unanimously.

Respectfully Submitted,



John W. Bittig,  
Vice Chairman