

**MINUTES**  
**EXETER TOWNSHIP PLANNING COMMISSION WORKSHOP MEETING**  
**AUGUST 19, 2013**

The Workshop Meeting of the Exeter Township Planning Commission was held on Monday, August 19, 2013 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania.

**COMMISSION MEMBERS:** Donald R. Wilson, Chairman  
John W. Bittig, Vice Chairman  
Gary L. Shane, Secretary  
Glen Powell  
Greg Unger

**BOARD MEMBER:** Jeff Bukowski

**OTHERS IN ATTENDANCE:** Joe Rogosky, GVC Consulting Engineer  
Linda Cusimano, Recording Secretary

**ABSENT:** Cheryl Franckowiak, Zoning Officer

**1. HISTORICAL AREA CONTROLS ZONING - Lisa VanderLaan**

Mr. Bukowski stated that he felt we should not make Historical controls mandatory, but if a resident owns a historical property it would be good to allow them to get recognition and also give them some benefits. Mr. Bittig asked why properties that were class I and Class II would even need to enroll as they were on the National or the State register.

Ms. VanderLaan replied that they were in those programs for the tax benefit, but in order to benefit from the Township program they would need to enroll for that. Mr. Wilson felt that we should put properties on the historical map in order to preserve certain properties. He didn't feel that many people would even join. Mr. Powell felt it should be in our SALDO to preserve historical structures on land that is being developed. Mr. Wilson stated that if they would preserve a historical structure then they should be able to add more homes to their development.

Ms. VanderLaan replied that was something that needed to be worked on. She felt that because Exeter was so developed this should be made mandatory. Ms. VanderLaan also stated that the definition for demolition should be added to the Historical Section. Mr. Rogosky stated that the definition should be added into the definition section of the ordinance. Ms. VanderLaan asked if Class I, Class II, and Class III should all be listed under the demolition section as she only put the Class I under those rules which include exterior and interior. The Planning Commission agreed that it should only include Class I historical structures. The intent of the ordinance is to build community pride in preserving and make these buildings mean something so neighbors get upset if someone wants to come in and take them down. Ms. VanderLaan stated that the Planning Commission needed to look at the Special Use provision section and whether they agreed with the by right and conditional use chart. Ms. VanderLaan further stated that she took out Special Exception on the chart. Mr. Unger asked how we got around the spot zoning with adding all these uses. Ms. VanderLaan replied that they do this all over the state. Ms. VanderLaan stated we needed this as we were losing a lot of historical resources within the Township. Mr. Shane asked if this would be enough of an incentive to have people join in this program. Ms. VanderLaan stated that one section that Ms. Franckowiak did not like and argued with her was where if you owned a historical property nothing could be built within 300-ft of the wall of that structure, it did not have to be 300-ft, Ms. Franckowiak gave her some examples on 422 where you have small lots and someone includes their property in this program, then the guy next door with the small lot would come in and find that he couldn't build anything there because it was within 300-ft. Ms. VanderLaan stated that there was a reason why you would put in that restriction, you don't want to bury that structure by development and we need to preserve what we have left. Ms. VanderLaan further stated that when she finished her property it would become a Class I historical resource. Mr. Unger stated that he did not have a problem with preserving historical structures, but he did not like giving them a special right to do something else that might be a disturbance to someone else. Ms. VanderLaan replied that everything you do with Zoning does that and read from the list for uses. She did not feel these uses would be disruptive.

**Planning Commission workshop meeting August 19, 2013, continued**

Mr. Unger stated that he felt we were doing something good here, but just wanted to be careful that it didn't cause a problem. Mr. Unger further stated that the 300-ft part would be a problem because you are putting restrictions on another person's property. Mr. Rogosky stated that could be considered a "taking". The Planning Commission agreed that the 300-ft restriction should be removed. The Planning Commission also felt the property owners should go to the Zoning Hearing Board for adding the use as all adjoining neighbors would be notified and they could come to the hearing and let their concerns be heard. Ms. VanderLaan stated that someone else should write that language as she did not feel comfortable doing so. Ms. VanderLaan further stated that the Township should consider adding low impact home based business to their zoning ordinance.

Mr. Wilson reminded everyone to come one hour early (6pm) for the September 16<sup>th</sup> meeting to continue with the workshop.

Respectfully Submitted,

A handwritten signature in black ink that reads "Gary L. Shane". The signature is written in a cursive style with a large, prominent "S" at the end.

Gary L. Shane,  
Secretary

lrc

**MINUTES  
EXETER TOWNSHIP PLANNING COMMISSION MEETING  
AUGUST 19, 2013**

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, August 19, 2013 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. Donald R. Wilson, Chairman, called the meeting to order at 7:02 p.m. followed by the Pledge to the Flag.

**COMMISSION MEMBERS:** Donald R. Wilson, Chairman  
John W. Bittig, Vice Chairman  
Gary L. Shane, Secretary  
Greg T. Unger  
Glen Powell

**OTHERS IN ATTENDANCE:** Joe Rogosky, GVC Consulting Engineer  
Linda Cusimano, Recording Secretary

**ABSENT:** Cheryl Franckowiak, Zoning Officer

**3. MINUTES**

**MOTION BY** Mr. Bittig, seconded by Mr. Unger to approve the minutes of the July 15, 2013 Planning Commission meeting as presented. The motion carried unanimously.

**2. AGENDA**

**MOTION BY** Mr. Unger, seconded by Mr. Shane, to approve the agenda of the August 19, 2013 Planning Commission meeting as presented. The motion carried unanimously.

**3. FILIPPINI ANNEXATION – SKETCH PLAN OF RECORD -**

GVC reviewed the Filippini Annexation Sketch Plan of Record (reference GVC review letter dated August 15, 2013). Mr. Rogosky stated that all outstanding issues were resolved.

**MOTION BY** Mr. Unger, seconded by Mr. Bittig to recommend the Board of Supervisors approve the Filippini Annexation Sketch Plan of Record. The motion carried unanimously.

**4. ZONING ORDINANCE REVISIONS**

a. ROC ZONING DISTRICT – Dr. Gary Wegman

Dr. Wegman stated that he purchased a building from the school District that had two separate lots. The separate lot that had the playground on it was not zoned ROC. Mr. Wegman had asked that the SR1 designation be changed for that lot. Mr. Wilson stated that he could do a simple annexation. Mr. Rogosky stated that he could do a deed consolidation and the zoning boundary could be moved by the Zoning Officer. Dr. Wegman stated that the percentage that was going to be allowed for restaurant in his building may not be enough space and asked why 20%. The Planning Commission agreed to look into this and possibly make those changes at a later date. Dr. Wegman stated that he looked at the changes made to ROC and he found that retail had not been added to the ROC Zone as was previously discussed. Ms. Cusimano replied that Ms. Franckowiak asked her to listen to the tape of the last meeting to check into that and she found where it was discussed but did not make it into the revisions. The Planning Commission asked Mr. Rogosky to change the percentage of restaurant use to 40% and to also add retail use to the ROC zone to present to the Planning Commission for review at the next meeting.

b. BCPC review letter concerning AP zone

**MOTION BY** Mr. Bittig, seconded by Mr. Powell, to recommend the Board of Supervisors take no action on the BCPC's residual comments on AP – Agricultural Preservation Zoning and adopt the ordinance as presented. The motion carried unanimously.

**Planning Commission meeting, August 19, 2013, continued**

**7. GENERAL DISCUSSION**

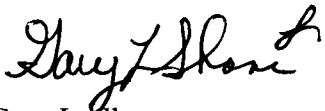
Mr. Bittig passed out some ideas he had for the Rural Conservation District and asked that the Planning Commission review this to discuss at the next workshop.

The Planning Commission agreed to have a workshop at 6pm prior to the regular Planning Commission meeting on September 16th at 7pm.

**ADJOURNMENT**

**MOTION BY** Mr. Bittig, seconded by Mr. Powell, to adjourn the August 19, 2013 meeting of the Exeter Township Planning Commission at 8:05 pm. Motion carried unanimously.

Respectfully Submitted,



Gary L. Shane,  
Secretary

lrc