

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
JULY 15, 2013

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, July 15, 2013 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, Secretary
Greg T. Unger
Glen Powell

OTHERS IN ATTENDANCE: Joe Rogosky, GVC Consulting Engineer
Cheryl Franckowiak, Zoning Officer
Linda Cusimano, Recording Secretary

3. MINUTES

MOTION BY Mr. Bittig, seconded by Mr. Powell to approve the minutes of the June 3, 2013 Planning Commission meeting as presented. The motion carried with Mr. Wilson, Mr. Bittig, Mr. Powell, Mr. Unger voting in favor and Mr. Shane abstaining.

MOTION BY Mr. Bittig, seconded by Mr. Powell to approve the minutes of the July 1, 2013 Planning Commission workshop as presented. The motion carried with Mr. Wilson, Mr. Bittig, Mr. Shane, Mr. Powell voting in favor and Mr. Unger abstaining.

2. AGENDA

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

3. FILIPPINI ANNEXATION – SKETCH PLAN OF RECORD - John A. DiGiamberardino

GVC reviewed the Filippini Annexation Sketch Plan of Record (reference GVC review letter dated July 9, 2013).

- GVC researched the open space issue and found that it was not required for a portion of the development and Troy Bingaman was checking to see if the fee-in-lieu of was paid to the Township for section 4A.
- The issue of the fence from 27 Scotland installed on Mr. Filippini's property; Mr. Filippini would approach the owner of the property and request that the fence be relocated on their property – also an easement agreement would need to be executed as the fence was located in the sanitary sewer easement. Another option would be for Mr. Filippini and the Druzba's to enter into a joint sewer easement agreement and a separate easement agreement for the fence to remain in the existing location. Or relocate the property line.
- The issue of the retaining wall/patio that is located on Mr. Filippini's property: the property owner (Mr. Gettis) who installed the wall/patio agreed to pay for the lot line change so that the structure will be located entirely on his property. If the person who originally signed a contract to purchase the cart path property was not in agreement to the change in the lot line, Mr. Gettis stated that he would purchase the entire cart path property.
- Mr. DiGiamberardino and Mr. Filippini would work on these issues, correct the plan and submit for review, then return to the next Planning Commission meeting for approval recommendation for the Filippini Annexation Sketch Plan of Record.
- Mr. DiGiamberardino agreed to remove the building setback lines on the residue lot so it would remain residue.

5. INFORMAL DISCUSSION – SHELBOURNE ROAD EXTENSION

Ms. Franckowiak stated that she had a phone call from Mr. Lavipour, owner of Shelbourne Square, asking about the jughandle project and she gave him the history on that. Mr. Lavipour asked if we have ever looked at extending Shelbourne Road from his center down to Lorane Road. There was discussion previously when the school was thinking about putting the bus shed there, but it wasn't evaluated at that time. There may be a problem where the road would come out onto Lorane as there might not be adequate sight distance and it was never pursued. Mr. Shane stated that it was shown on the official map. Ms. Franckowiak stated that Mr. Lavipour was curious to see what the Planning Commission thought; he wasn't looking to do the construction but he would be willing to do the study to see if it would be compliant with all the different regulations/sight distance/grade, etc. He would be willing to do the engineering study and then look for the Township or the County to do the construction. He wanted to see what the Planning Commission thought of the idea. Mr. Unger stated that is was a good idea to do the study, but would it be a half a million dollar project/million dollar project and who would pay to build it. Mr. Rogosky replied that he thought with the engineering study that would be one of the things they would determine: what it would cost to complete the project. Whoever they hire would probably look into different options on location of the road. Mr. Bittig asked who owned it. Ms. Franckowiak replied she thought it was Buddies Nursery and stated that with it being on the official map should a development come in we would have the ability to tell them they would need to build the road.

Mr. Shane asked if Mr. Lavipour would pay for the Engineering Study. Ms. Franckowiak replied that it all depended on the feedback from the Planning Commission and possibly from the Board of Supervisors. He would entertain the idea of pursuing having the engineering study done, but then look to someone else to do the actual construction.

Mr. Rogosky stated that it could be a couple million dollars. Mr. Wilson stated that Mr. Lavipour felt that after they constructed the jughandle it cut down on the amount of traffic to his shopping center. Mr. Unger replied that there was no doubt about that, but was it feasible for the Township to put up the kind of money it would take to build the extension. Mr. Unger asked Mr. Rogosky what he thought the study could cost. Mr. Rogosky replied that depending on environmental studies it could be looking at \$100,000 easily for the study. Mr. Unger asked if he realized the magnitude of what the study costs and what would the chances be that it would even be built. Ms. Franckowiak replied that he would have to evaluate all that. He did not want to embark on anything unless the Township would be supportive. She felt that the first thing to look at would be sight distance where the extension would come out onto Lorane Road. If sight distance could not be met, then just "walk away" from the extension. Mr. Shane stated that it wouldn't necessarily be an in depth engineering study. Mr. Rogosky replied that's correct, you would survey and come up with profiles and pipe sizes, culvert sizes, etc. You would not do permitting, but you would come up with costs. If Mr. Lavipour would spend this money, he would need to know who would do the construction.

Mr. Rogosky stated that it would be similar to the cross town connector study; it was a joint effort between St. Lawrence, the Township and the School. We did cross sections, core borings to come up with some costs at that time. At that time it was a couple million. This could possibly be the same if not more depending on the environmental issues. Mr. Rogosky stated that maybe Eric Gardecki would be willing to take the official map of the street and place it over the contours, like we did for the Country Club Road. That would at least give the Board an idea of how many feet it would be. Mr. Powell asked what the benefit would be for the Township. Mr. Rogosky replied that it would be another relief valve from the traffic traveling onto Lincoln Road.

Public Comment

James Wanser, 5 Linree Ave, stated that he was the person who gave Mr. Lavipour the idea of extending Shelbourne past the center. He was a manager at Home Depot and knew that Mr. Lavipour felt that the jughandle on 422 hurt the access into his center. Mr. Wanser stated that they also felt extending Shelbourne Rd. would relieve some of the congestion on 422. He saw that Shelbourne was a state road and also that there was a plan that showed a connection of Shelbourne Road onto Lorane Road. Ms. Franckowiak stated that side of Shelbourne Rd. was a Township road. Mr. Wanser talked to Mr. Filby of the EDAC committee about this, so he and Mr. Lavipour wanted to see if there was a possibility to extend the street to would help business in the center. Mr. Wanser asked when the new jughandle would be completed. Mr. Rogosky stated that it was on the books for the past 20 years and it had to do with safety

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improvements as there have been fatalities at that intersection; they were looking at 2015 for construction as there was a bridge involved. Mr. Unger asked if there would be no right hand turns off of 422 after the jughandle was installed. Mr. Rogosky replied that he was told that all turns would be through the jughandle. Mr. Wanser stated that Mr. Lavipour was receptive to the idea for the extension.

MOTION BY Mr. Unger, seconded by Mr. Shane, to recommend the Board of Supervisors consider Mr. Lavipour's offer to fund the study for the Shelbourne Road extension. The motion carried with Mr. Bittig, Mr. Powell, Mr. Shane, Mr. Unger voting in favor and Mr. Wilson voting opposed.

6. ORDINANCE REVISIONS

a. BCPC REVIEW LETTER

- The Planning Commission agreed to make corrections to the date of the Governors order and section numbers.
- Rural business definition will be "as listed in section 390-12-B.17".
- Mr. Rogosky would provide a definition of rural farm market.
- The last section 390-12 D.5 should be changed to read (sales area over 2,000 sq. ft. is permitted provided that it is in an existing structure that existed prior to enactment of this chapter).
- The Planning Commission agreed to send the revisions to the Board of Supervisors for approval and adoption.

b. LIGHTING ORDINANCE

- The Lighting Ordinance was discussed and the Planning Commission agreed to keep the ordinance but make changes to the section on non-conforming lighting or completely remove it and discuss at a later meeting.

c. RAISING CHICKENS (in zones other than AP/RC/R)

- Ms. Franckowiak asked the Planning Commission to look at the possibility of allowing residents to have chickens. She would be attending a webinar on allowing chickens on residential properties and report back to the Planning Commission.

7. GENERAL DISCUSSION

The Planning Commission agreed to have a workshop at 6pm; prior to the regular Planning Commission meeting on August 19th at 7pm. Mr. Wilson reminded the members to go into Google Docs - Exeter.com and look at the Historical Area Controls Ordinance and make comments prior to the August 19th workshop.

ADJOURNMENT

MOTION BY Mr. Bittig, seconded by Mr. Shane, to adjourn the July 15, 2013 meeting of the Exeter Township Planning Commission at 9:16 pm. Motion carried unanimously.

Respectfully Submitted,



Gary L. Shane,
Secretary

Irc