

**MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
MARCH 4, 2013**

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, March 4, 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
Glen Powell

ABSENT: Greg T. Unger

OTHERS IN ATTENDANCE: Joe Rogosky, GVC Consulting Engineer
Cheryl Franckowiak, Zoning Officer

ABSENT: Linda Cusimano, Recording Secretary

1. MINUTES

MOTION BY Mr. Bittig, seconded by Mr. Shane, to approve the minutes of the February 4, 2013 Planning Commission Meeting as presented. The motion carried with unanimously.

2. AGENDA

MOTION BY Mr. Powell, seconded by Mr. Shane, to approve the agenda of the March 4, 2013 Planning Commission meeting as presented. The motion carried unanimously.

3. PANERA BREAD PREL/FINAL PLAN AND WAIVER REQUEST- Gregg Bogia, PE, PTOE

Mr. Bogia stated that they were requesting a waiver of the Lighting Ordinance Section 6.I.6 to allow 35 foot lighting poles to be installed. He further stated that they were the same as the poles at Bottom Dollar. Mr. Bittig asked if they were the proper vertical cutoffs. Mr. Rogosky replied that they met all technical light distribution requirements.

MOTION BY Mr. Shane, seconded by Mr. Bittig to recommend the Board of Supervisors grant a waiver of Section 6.I.6 of the Exeter Township Lighting Ordinance to allow the developer to install 35' poles. The motion carried unanimously with a 4:0 vote.

Mr. Rogosky stated that GVC reviewed the revised plans and found the following:

1. Waiver was needed for the height of the lighting poles.
2. A tree waiver was not needed and also no plan note needed.
3. The PA American Water Company service letter must be sent to the Township
4. Letter for approval for the Sun Pipe Line should be forthcoming.
5. Mr. Bogia assured the Planning Commission that the plan would comply with the ADA regulations.

MOTION BY Mr. Bittig, seconded by Mr. Powell, to recommend the Board of Supervisors grant conditional approval for Panera Bread preliminary/final plan. The conditions are that all outstanding items (ADA note on plan needs to be revised); housekeeping items such as signatures be affixed; receipt of letter from Sewer Authority stating that they will take over the sewer main responsibility; letter of serviceability from PA American Water; receipt of letter from Sun Pipe Line as it related to their easement of the property. The motion carried with a 3:1 vote, Mr. Bittig, Mr. Shane, Mr. Powell voting in favor and Mr. Wilson voting opposed.

4. PANERA BREAD PLANNING MODULE APPROVAL & SIGNATURE

The Planning Module was corrected and brought in for approval & signature.

MOTION BY Mr. Powell, seconded by Mr. Shane to approve and sign the Planning Module for Panera Bread. The motion carried unanimously with a 4:0 vote.

5. INFORMAL DISCUSSION – 4990 PERKIOMEN AVE - Rick Longacre – Schlouch Inc.

Mr. Longacre stated that they were here informally to discuss plans for a hotel. They provided a sketch plan and explained that it sat on 3.67 acres lot; the proposed use was a national chain hotel with a generic footprint. They would have 70-80 rooms and parking based on the facility that size was 90-95 spaces. The site has access to 422 and to Hafer Rd. Mr. Longacre further stated that the width was a challenge but it was a cozy fit. Mr. Wilson stated that they would most likely need traffic analysis for both nearby intersections Gibraltar Rd./Lorane Rd.

6. AP ZONING CHANGES

The following changes were discussed:

1. Bed & breakfast as a use permitted by right subject to 390-63.
2. 16.(b) change equestrian to equine.
3. Revisit 16.(c) for limit to structure size to work out new language.
4. Page 7 Agriculture, Passive definition change with the removal of "The sale of produce shall not be permitted on the premises of the passive agricultural use, except to extent that the same is permitted as an accessory use (as a roadside stand for the sale of farm products grown on the premises) in the applicable Zoning District).
5. Change the height restriction of Farm Buildings and structures (non-residential) to 65 feet and residential buildings to 40 feet* *May be further limited by International building Code, table 503.

ADJOURNMENT

MOTION BY Mr. Bittig, seconded by Mr. Shane, to adjourn the March 4, 2013 meeting of the Exeter Township Planning Commission at 8:52 pm. The motion carried unanimously.

Respectfully Submitted,



Gary L. Shane,
Secretary

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