

**MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
MAY 6, 2013**

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, May 6, 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
Linda Cusimano, Recording Secretary

ABSENT: Cheryl Franckowiak, Zoning Officer

1. AGENDA

MOTION BY Mr. Shane, seconded by Mr. Powell, to approve the agenda of the May 6, 2013 Planning Commission meeting as presented. The motion carried unanimously.

2. MINUTES

MOTION BY Mr. Powell, seconded by Mr. Bittig to approve the minutes of the March 4, 2013 and April 1, 2013 Planning Commission meeting as presented. The motion carried unanimously.

3. ZONING REVISIONS

Zoning revisions for Agricultural Preservation District were discussed and the following motion made:

MOTION BY Mr. Bittig, seconded by Mr. Powell, to send the revisions to the Agricultural Preservation District Zoning and the revision to the definition of Animal Husbandry to the Board of Supervisors for review and adoption. The motion carried unanimously.

Zoning revisions for Restricted Office Commercial District were discussed and the following motion made:

MOTION BY Mr. Shane, seconded by Mr. Powell, to send the revisions to the Restricted Office Commercial District Zoning to the Board of Supervisors for review and adoption. The motion carried unanimously.

Public Comment

Lisa VanderLaan, 5560 Boyertown Pike, stated that if we wanted to preserve historical structures and someone wanted to use their property for, as example, a boutique/antique shop/flower shop, they would fall under the provision of the SALDO. This would include paving, lighting, etc, which may be in direct conflict of preserving historical structures and Cheryl stated that maybe we could limit the land development requirements for historical properties. Ms. VanderLaan stated that she was looking for guidance on how to handle historical properties. Mr. Rogosky stated that basically Ms. VanderLaan was looking for some kind of relief for a structure that already exists to allow it to keep the historic look. Mr. Shane replied it would be an adaptive reuse of the structure. Ms. VanderLaan stated that she

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could not compile the recommended standards without being able to get past this issue. Mr. Bittig stated that she was looking for a relief path that would state – for historic structure/properties they would not have to abide by all of the regulations of Zoning, lighting and SALDO. Mr. Shane replied that it should fall under historic standards. Ms. VanderLaan stated that West Whiteland Township has separate historical ordinances for signs, lighting, etc. Ms. VanderLaan asked how she should proceed. The Planning Commission agreed they should be handled with separate ordinances.

Mr. Rogosky stated that we could develop different standards for historical structures. Mr. Powell stated that we could amend the historical area controls that are currently in the Zoning Ordinance. Mr. Bittig stated that it could refer them to a separate ordinance to handle that.

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

Mr. DiGiamberardino stated that they were looking at the possibility of streamlining their ability to comply with the concerns with the open space issue with their annexation plan. They would place a note on the plan that there would be no structural development on the annexed parcels. Then those areas would remain “open”. Mr. Wilson replied that his understanding is that open space is there for everyone in that development, when you annex them to other parcels it would take away from the open space from the community as a whole. It would diminish the amount of community open space. Mr. Rogosky stated that, as was directed before, they should go back and compile the amount of open space for each section to get the total amount then see if annexing those parcels would not diminish the amount of required open space. Mr. DiGiamberardino stated that they would need to go back to the old ordinances to see what the requirements were. Mr. Rogosky stated that reviewing the ordinances that were in effect at that time should give some answers.

5. GENERAL DISCUSSION

Ms. Cusimano stated that she received a time extension from Windy Willows. Mr. Wilson asked what we planned on working on next in Zoning. Mr. Bukowski asked if the Planning Commission would consider looking at areas ripe for development or areas for the planner to look at. Mr. Bittig asked what type of development. Mr. Bukowski replied commercial and industrial. Mr. Wilson stated that we should look at the whole township. Ms. VanderLaan stated that we should look at Rural and Rural Conservation zones. Mr. Wilson stated that we should pick a zone today and then be ready to discuss that zone next month, then be ready to adopt by the third month. Mr. Bukowski asked if we should look at the Township as a whole to see if zones should be changed. Mr. Bittig stated that would be good to look at, first would be the use, and second would be the geographical footprint. Mr. Wilson agreed that we should discuss the Township zoning map as a whole.

ADJOURNMENT

MOTION BY Mr. Bittig, seconded by Mr. Powell, to adjourn the May 6, 2013 meeting of the Exeter Township Planning Commission at 8:37pm. The motion carried unanimously.

Respectfully Submitted,



Gary L. Shane,
Secretary