

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
SEPTEMBER 16, 2013

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, September 16, 2013 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. Donald R. Wilson, Chairman, called the meeting to order at 7:04 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

ABSENT: 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 August 19, 2013 Planning Commission meeting and workshop as presented. The motion carried unanimously.

2. AGENDA

MOTION BY Mr. Shane, seconded by Mr. Unger, to approve the agenda of the September 16, 2013 Planning Commission meeting as presented. The motion carried unanimously.

4. APPROVE APPLICATION FOR REVIEW

A. **ALDI, INC. – PRELIMINARY PLAN: MOTION BY** Mr. Unger, seconded by Mr. Shane, to accept the preceding plan for review. The motion carried unanimously.

**3. ALDI, INC. – PRELIMINARY LAND DEVELOPMENT PLAN - Matthew Rutt – Landcore Engineers
Joel Kepner**

GVC reviewed the Aldi, Inc. preliminary LDP (reference GVC review letter dated September 13, 2013).

Mr. Rutt gave a short presentation of the Aldi Plan to the Planning Commission stating that the property was located in the highway commercial zone and the Aldi Supermarket building would be 19,399s.f.

- Mr. Rogosky stated that the Traffic Impact Study was reviewed, however, the scope of the traffic study needed to be approved by the Board of Supervisors. Mr. Rogosky was in agreement with the intersections that were included.
- Mr. Rutt stated that the stormwater would be held in a large underground basin and an above ground basin located in the rear of the property and met all requirements of the Stormwater Ordinance.
- Mr. Kepner stated there are mobile homes and a shed encroaching on the “Aldi” property that they planned to let them remain at that location and were working on an easement agreement to allow those structures to remain. The Planning Commission agreed that the easement agreement should be reviewed and approved by the Township Solicitor, Andrew Bellwoar. Aldi would be building a retaining wall in that area that was landscaped on the mobile home park side, they would not build higher than 10’. The Planning Commission suggested adding a walkway for those residents to access the Aldi property. Mr. Rutt agreed to ask Mr. Brice (owner of the home park) if he would want a pedestrian access added.
- All Aldi delivery trucks will access the site from the traffic light on DeMoss Street.

Planning Commission meeting, September 16, 2013, Aldi, Inc. continued

- The Planning Commission determined that this property did not need to be considered as a Historical area.
- Aldi planned to have sidewalks added only on portions of their property and asked for a deferral for adding sidewalks on the entire property.
- They need a waiver from Section 330-12(7) for plan size.

MOTION BY Mr. Bittig, seconded by Mr. Unger to recommend the Board of Supervisors waive the requirement from SALDO; plan size, and allow them to use scale of 1" = 400' and 1" = 1000' not the required 1" = 800'. The motion carried unanimously.

- The new section of DeMoss has not been classified, GVC has treated it as a minor arterial – if there would be other supportive document showing otherwise then the radii should be 40feet. Also they needed to label the plan.
- They need a waiver from Section 330-48 for a Water Resource Study.

MOTION BY Mr. Unger, seconded by Mr. Bittig to recommend the Board of Supervisors waive the requirement from SALDO Section 330-48; Water Resource Study. The motion carried unanimously.

- The Developer planned to have sidewalks in locations on the plan that made the most sense. Would they need a waiver? Mr. Unger replied that they could request a deferral of installation of sidewalk and could be placed as a note on the plan.

MOTION BY Mr. Unger, seconded by Mr. Bittig to recommend the Board of Supervisors allow a deferral of installation of additional sidewalk on the plan until such time the Township would deem it necessary. The motion carried unanimously.

- The Developer was looking for waivers to sections of the Stormwater Ordinance: Section 307; Section 308; and Section 310.C.8.

MOTION BY Mr. Unger, seconded by Mr. Shane to recommend the Board of Supervisors waive the requirements from Stormwater Ordinance Section 307: drain time of less than 24 hours; Section 308 to allow for SCS Method instead of the rational method; Section 310.C; for flow velocities that will be less than the minimum required.

- The Developer was looking for waivers from Stormwater Ordinance Section 310.B.13 & Section 310.C.5.

MOTION BY Mr. Unger, seconded by Mr. Shane to recommend the Board of Supervisors waive the requirements from Stormwater Section 310.B.13 to allow the use of HDPE pipes instead of reinforced concrete and Section 310.C.5 to allow for water tight joints and pipe diameter of less than 15". The motion carried unanimously.

- The Developer was looking for a waiver of Lighting Ordinance Section 6(I)(6) to allow pole heights of 30' above grade.

MOTION BY Mr. Unger, seconded by Mr. Shane to recommend the Board of Supervisors waive the requirements from Lighting Ordinance Section 6(I)(6) and allow for pole heights of 30' instead of the required 20' above grade in keeping with the pole heights in the neighboring development. The motion carried with Mr. Shane, Mr. Wilson, Mr. Unger voting in favor and Mr. Bittig voting opposed.

Mr. Wilson stated that he voted in favor as long as the poles in the neighboring development were the same height.

The Developer presented color elevations of the building.

Mr. Unger suggested making a motion for preliminary plan approval. Mr. Bittig replied that he felt that the easement agreement should be reviewed and approved by the Solicitor prior to plan approval. The Planning Commission agreed to allow them to proceed with Preliminary/Final plan submission.

Planning Commission meeting, September 16, 2013, continued

4. AMITY RURAL VILLAGE ZONE

Ms. Cusimano stated that we received a revision to Amity Townships Zoning Ordinance for the Amity Rural Village Zone asking if the Planning Commission had any comments as required by the Joint Comprehensive Plan. The Planning Commission had no comments and no objections.

4. ZONING ORDINANCE REVISIONS

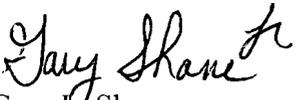
Mr. Rogosky stated that he did some revisions to the ROC zone and wanted to see if the Planning Commission wanted to add retail in that zone and how they wanted to approach that. Mr. Rogosky also stated that we needed to work on the outside patio/eating area.

The Planning Commission agreed to discuss the ROC zone, RC zone and any other items the Planning Commission deemed necessary at the next scheduled Planning Commission meeting.

ADJOURNMENT

MOTION BY Mr. Unger, seconded by Mr. Shane, to adjourn the September 13, 2013 meeting of the Exeter Township Planning Commission at 8:29 pm. Motion carried unanimously.

Respectfully Submitted,


Gary W. Shane,
Secretary

lrc