

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
APRIL 21, 2014

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, April 21, 2014 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
Glen Powell
Greg T. Unger

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

ABSENT: Cheryl Franckowiak, Zoning Officer

1. MINUTES

MOTION BY Mr. Bittig, seconded by Mr. Shane to approve the minutes of the March 17, 2014 Planning Commission meeting with a change to the motion to approve agenda. The motion carried with Mr. Powell, Mr. Shane, Mr. Bittig, Mr. Wilson voting in favor and Mr. Unger abstaining.

2. AGENDA

MOTION BY Mr. Powell, seconded by Mr. Unger, to approve the agenda of the April 21, 2014 Planning Commission meeting. The motion carried unanimously.

3. BURKHART SUBDIVISION – PRELIMINARY/FINAL PLAN - John Hoffert, Jr.

GVC reviewed the Burkhart Subdivision Preliminary/Final Plan (see GVC review dated April 17, 2014).

Mr. Hoffert gave a brief synopsis of the plan: The plan proposes the subdivision of a 38.69 acre lot into three (3) resultant lots, one (1) of which is an annexation parcel to be received by an adjacent lot. The existing lot is located on the south side of Wegman Road and just north of Moyer Road. The following was also discussed.

- The Limekiln Overlay district was only on the portion of the Lubas property that was not being annexed so Mr. Hoffert did not want to add that to the plan. The Planning Commission agreed.
- Concerning the driveway issue; this was an existing nonconforming driveway and a note was added to the plan that states “driveway will be relocated”.
- A variance request would be submitted for Zoning Section 390-11.E – lot width at street line as well as the steep slope issue for the frontage.
- A PA DEP Sewage Facilities Planning Module has been submitted.
- A note would be added to the plan concerning the Floodplain and riparian buffers by referencing Ordinance #725.

Mr. Rogosky asked if the Planning Commission would consider addressing the variance requests

MOTION BY Mr. Unger, seconded by Mr. Bittig to recommend the Zoning Hearing Board grant relief for Zoning §390-11.E Area, Yard and Height Regulations: lot width at street line and §390-48 Steep Slope Controls. The motion carried unanimously with Mr. Wilson, Mr. Bittig, Mr. Unger, Mr. Powell, and Mr. Shane voting in favor.

Planning Commission minutes, April 21, 2014 – Burkhart Subdivision, continued Pg 2

Mr. Hoffert stated that they were requesting the following waivers: SALDO - §330-13.F (11): Delineation of wetlands; §330-32.D: Allow lot depth to width ratio to exceed maximum allowed; §330-53 and §330-54: to defer the requirement to install curb and sidewalk along street frontage.

MOTION BY Mr. Bittig, seconded by Mr. Powell to recommend the Board of Supervisors waive the requirements of SALDO §330-12.B(19): delineation of wetlands, as the plan proposes no new construction and a note has been added to the plan stating that a wetland delineation would be performed in the event any earthmoving activities occur; SALDO §330-32.D: to allow lot depth to width ratio to exceed maximum allowed since existing geometry of site, features, and improvements limit conformance; and §330-53 & §330-54: to defer the requirement to install curb and sidewalk along street frontage since it does not appear that such improvements exist in the area. The motion carried unanimously with Mr. Bittig, Mr. Shane, Mr. Powell, Mr. Unger and Mr. Wilson voting in favor.

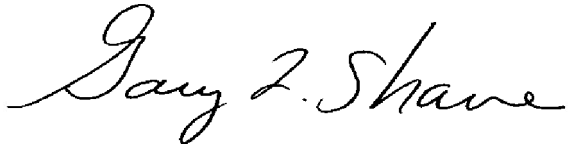
4. AUTHORIZE SIGNATURE – STONERSVILLE SOCIAL CLUB PLANNING MODULE

MOTION BY Mr. Unger, seconded by Mr. Powell to authorize signature of the Stonersville Social Club Planning Module. The motion carried unanimously Mr. Wilson, Mr. Bittig, Mr. Unger, Mr. Powell, and Mr. Shane voting in favor.

ADJOURNMENT

MOTION BY Mr. Shane, seconded by Mr. Bittig, to adjourn the April 21, 2014 meeting of the Exeter Township Planning Commission at 7:22pm. Motion carried unanimously.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Gary L. Shane".

Gary L. Shane,
Secretary

lrc