

**MINUTES**  
**EXETER TOWNSHIP PLANNING COMMISSION MEETING**  
**AUGUST 18, 2014**

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, August 18, 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  
Greg T. Unger  
Glen Powell

**ABSENT:** Gary L. Shane, Secretary

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

**ABSENT:** Cheryl Franckowiak, Zoning Officer

**1. MINUTES**

**MOTION BY** Mr. Bittig, seconded by Mr. Powell to approve the minutes of the July 21, 2014 Planning Commission meeting. The motion carried unanimously with Mr. Wilson, Mr. Powell, Mr. Bittig voting in favor and Mr. Unger abstaining.

**2. AGENDA**

**MOTION BY** Mr. Bittig, seconded by Mr. Unger, to approve the agenda of the August 18, 2014 Planning Commission meeting. The motion carried unanimously.

**3. SCHWARZWALD LUTHERAN CHURCH ANNEXATION – SKETCH PLAN OF RECORD**

John Hoffert

GVC reviewed the Schwarzwald Lutheran Church Annexation Sketch Plan of Record (see GVC review letter dated August 14, 2014).

Mr. Unger asked for a brief summary of the plan. Mr. Hoffert stated that the plan contained three parcels of land all of which were owned by the church: #1 contained the existing church, #2 contained an accessory tract that they purchased which contained a parking area and #3 contained a 2 ½ story stone dwelling with several out buildings and a pavilion. All of these properties have been used by the church as a whole. Mr. Rogosky stated that all outstanding items were provided and completed.

**MOTION BY** Mr. Unger, seconded by Mr. Bittig to recommend the Board of Supervisors approve the Schwarzwald Lutheran Church Annexation Sketch Plan of Record. The motion carried unanimously with Mr. Powell, Mr. Wilson, Mr. Unger and Mr. Bittig voting in favor.

**4. SPECIAL EXCEPTION – KRUEGER AUTO SERVICE**

Ms. Cusimano stated that the special exception package was on the Planning Commission workspace. Mr. Bittig stated that Krueger's owned the business since 1957 and the existing principal structure was already pre-existing nonconforming. The existing concrete structure does not meet the building setback from the street nor the sideyard dimension. They would be removing the existing nonconforming accessory structures and putting in an addition. The rear yard setback is 30-ft and new building would be about 14/15-ft from the rear property line and the rear yard is a

near vertical drop about 30 feet down into the valley. Mr. Bittig further stated we had an opportunity to aid a local business owner expanding his business to meet today's demands. They have requested relief from the rear yard setback from 30-ft to 13/15-ft. The Planning Commission felt that we might want to suggest considering relief from the side yard setback, even though the existing structure falls within 11 or 13 ft of the side yard, the addition would be about 15 feet from the side yard and we should suggest recommending the Zoning Hearing Board grant relief from both the requested rear yard variance as well as a side yard variance.

**MOTION BY** Mr. Bittig, seconded by Mr. Powell, to recommend the Zoning Hearing Board grant the variance request for relief from the rear yard setback for Krueger Auto Service and ask that the Zoning Hearing Board also consider granting a variance from the side yard setback. The motion carried unanimously with Mr. Unger, Mr. Powell, Mr. Wilson, and Mr. Bittig voting in favor.

## **5. GENERAL DISCUSSION**

Mr. Unger asked if he could be informed of what was happening with the Oak Parkway rezoning. Mr. Wilson stated that the Board of Supervisors made a motion to advertise to change the text in the ordinance, but not the map.

Mr. Unger stated that two Planning Commission meetings ago we requested that all the neighbors in that area be informed before making any decisions on the change, did that happen. Mr. Wilson replied that only the adjoining neighbors received letters. Mr. Rogosky stated that the neighbors came to the Planning Commission and went on record that they were not in favor and they also went before the Board of Supervisors advising them they were not in favor. Mr. Bittig stated that the letters were sent out to affected land owners in that proposed zone and the immediate adjoiners, but we wanted the broader community. The broader community came in to our meeting and said they were not in favor of the change. Mr. Unger asked if Exeter Township was ignoring them. Mr. Rogosky stated that they made a motion to have a public hearing on the changes. Mr. Bittig stated that he thought the changes being heard were just for the revision to the Neighborhood Commercial Zone and not the map.

Mr. Rogosky stated that the letter from the Planning Commission was discussed, but he would need to watch the video of the meeting to be sure that just the revision to the Neighborhood Commercial Zone in the ordinance was being heard because he was not sure if the zoning map change was excluded. Mr. Unger asked if this meant that the Township is proceeding with some sort of direction without having the \$100,000 study completed telling us what we should or should not do. Mr. Powell replied that was his objection at the last Planning meeting, he wanted to hear what our study was recommending for that area. Mr. Unger asked if was advertised yet? Mr. Rogosky replied that he would have to ask Mr. Bingaman. Mr. Wilson stated that it didn't matter what the study said, if the Township wanted to change it, they could do it now, they did not have to wait for the Steering Committee. Mr. Unger stated that the Township was going to change an entire community because we want to put a pizza parlor in; that totally blows my mind. He then stated that we don't have a problem spending \$100,000 on a plan and we just decide what we want to do anyway, so why spend the money?

Mr. Wilson asked if there was anything else to be discussed. Ms. Cusimano asked the Planning Commission to please sign the Schwarzwald Lutheran Church plans.

## **ADJOURNMENT**

**MOTION BY** Mr. Bittig, seconded by Mr. Powell, to adjourn the August 18, 2014 meeting of the Exeter Township Planning Commission at 7:24 pm. Motion carried unanimously.

Respectfully Submitted,

John W. Bittig,  
Vice Chairman

lrc