

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
FEBRUARY 17, 2014

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, February 17, 2014 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. John Bittig, Vice 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
Greg T. Unger
Glen Powell

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

ABSENT: Cheryl Franckowiak, Zoning Officer

1. MINUTES

MOTION BY Mr. Shane, seconded by Mr. Powell to approve the minutes of the January 20, 2014 Planning Commission meeting as presented. The motion carried unanimously.

2. AGENDA

MOTION BY Mr. Unger, seconded by Mr. Shane, to approve the agenda of the February 17, 2014 Planning Commission meeting. The motion carried unanimously.

3. APPROVE APPLICATIONS FOR REVIEW

A. HANSON / HARHI ANNEXATION SUBDIVISION – SKETCH PLAN FOR RECORD; ALVIN HOFFMAN ANNEXATION SUBDIVISION – SKETCH PLAN FOR RECORD; BURKHART SUBDIVISION – SKETCH PLAN FOR RECORD/PRELIMINARY PLAN: MOTION BY Mr. Powell, seconded by Mr. Shane, to accept the preceding plans for review. The motion carried with Mr. Bittig, Mr. Shane, Mr. Unger and Mr. Powell voting in favor.

4. HANSON / HARHI ANNEXATION - SKETCH PLAN FOR RECORD – Karen Crater

GVC reviewed the Hanson / Harhi Annexation Sketch Plan for Record (see GVC review letter dated February 11, 2014)

The subject lots are located on the corner of Estates Drive and Golfview Lane, the Hanson property will take a small portion of their property and annex that onto the neighboring Harhi property as the Harhi's had maintained and landscaped that portion of the property. The remaining property owned by the Hanson's would be merged by deed.

Motion by Mr. Unger seconded by Mr. Powell to recommend the Board of Supervisors approve the Hanson / Harhi Annexation Sketch Plan of Record. The motion carried with Mr. Bittig, Mr. Shane, Mr. Unger and Mr. Powell voting in favor.

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5. ALVIN HOFFMAN ESTATE ANNEXATION - SKETCH PLAN FOR RECORD - Karen Crater

GVC reviewed the Alvin Hoffman Estate Annexation Sketch Plan for Record (see GVC review dated February 14, 2014).

The subject lots are located along West Baumstown Road. Mr. Eric Hoffman wishes to annex a portion of his father's property onto his own.

- Mr. Rogosky asked that they extend the zoning boundary to correct it.
- Ms. Crater would research as to who owns and had a right to the alley that runs through Mr. Alvin Hoffman's property. There was no actual alley located there – it just showed on the deed.
- The driveway and the easement for the driveway that runs through Mr. Alvin Hoffman's property needed to be corrected. Also the existing easement was only 20-ft wide and the ordinance calls for 30-ft. The applicant would be requesting a waiver. They would also look at other options for the driveway.
- Utility easements needed to be shown.
- The Planning Commission asked that a note be placed on the plan that no further subdivision could be done.
- Ms. Crater stated that they would ask for a waiver for the delineation of wetlands.
- The Planning Commission asked that a 25-ft riparian buffer easement be placed around the pond.
- Mr. Rogosky and Mr. Hoffert would meet to discuss revisions to the plan and bring it back to the Planning Commission.

6. BURKHART SUBDIVISION – SKETCH PLAN FOR RECORD / PRELIMINARY PLAN – Karen Crater

GVC reviewed the Burkhart Subdivision Sketch Plan for Record / Preliminary Plan (see GVC review dated February 14, 2014).

The plan proposed 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. Based on the previous recorded annexation plan, dated August 2011, any further subdivision within ten (10) years of the date of final approval would require plans prepared in full accordance with the Major Subdivision Procedures of the SALDO. Therefore GVC has reviewed the plans under Preliminary Plan Requirements.

- Mr. Rogosky stated that the Lubas property should be surveyed. Ms. Crater stated that Mr. Hoffert did not need to do that previously. Mr. Rogosky replied that they could discuss that when he and Mr. Hoffert met.
- A Variance would need to be obtained for lot widths at the street.
- A Variance would be needed for the driveway location as part of the driveway sat on the neighboring property, and did not have the required 2-ft setback; however the Planning Commission felt they should move the driveway to eliminate the encroachment issue.
- A conservation easement would need to be added to the plan in the steep slope areas.
- They would need to recalculate the lot area after steep slopes were determined to see if they would need to request a waiver of lot depth to width ratio.
- Ms. Crater stated that they would request a waiver of delineation of wetlands.
- A 25-ft riparian buffer easement shall be placed around each pond and the stream.
- The applicant will request a deferral of installation of curbs and sidewalk along the street frontage.
- The applicant will request a non-building waiver of the planning module from DEP.
- The Planning Commission agreed to allow them to submit Preliminary / Final plan.

***Mr. Wilson arrived**

7. GENERAL DISCUSSION

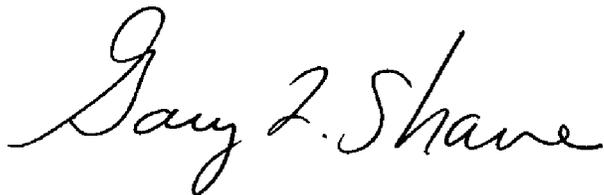
Mr. Wilson apologized for being late and stated that he was unable to attend the last Supervisors meeting at which time the Supervisors decided to delay passing the Historical Controls Ordinance until the “Planner” had a chance to review it and see how the ordinance fit in with the overall plans of the Township. He further stated that they had some concerns and hesitated on approving it. Mr. Shane asked about an example of what the concerns were. Mr. Wilson replied that he wasn’t there but heard that they were concerned with the additional allowance for preserving a historical structure and were worried about preserving the AP District. Mr. Wilson further stated that he did not understand their concern as we were looking at Historical Controls for districts outside of the AP, but some people felt that could be used to break up the AP District and he wanted everyone to know that he heard this second hand.

Mr. Rogosky stated that he was at the meeting and they did defer it to Boucher and James who has been hired by the Township to look at the Township overall for planning. Mr. Wilson also wanted to say that he heard the rumor that it has been said that he did not care himself / personally about historical preservation in the Township and that was totally wrong; one of the examples was the Kerr house and saving the farmhouse at Windy Willows, he was a prime proponent for that. He wanted it to be said that he did care, at the last meeting he got upset because we have been working on the Historical Controls for 12 to 15 months and we were at the final stage and then when some things came up that should have been brought up months before that he got upset and he didn’t know if that was why some people felt that he didn’t care. Mr. Wilson further stated that was not the truth and if you wanted to know what transpired at the Board meeting you may watch the online video. Ms. Cusimano asked that the Planning Commission sign the Hanson / Harhi plan.

ADJOURNMENT

MOTION BY Mr. Bittig, seconded by Mr. Shane, to adjourn the February 17, 2014 meeting of the Exeter Township Planning Commission at 8:21pm. Motion carried unanimously.

Respectfully Submitted,

A handwritten signature in black ink that reads "Gary L. Shane". The signature is written in a cursive, flowing style.

Gary L. Shane,
Secretary

lrc