

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
MARCH 17, 2014

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, March 17, 2014 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. MINUTES

MOTION BY Mr. Shane, seconded by Mr. Powell to approve the minutes of the February 17, 2014 Planning Commission meeting as presented. The motion carried unanimously.

2. AGENDA

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

3. ALVIN HOFFMAN ESTATE ANNEXATION - SKETCH PLAN FOR RECORD - John Hoffert, Jr.

GVC reviewed the Alvin Hoffman Estate Annexation Sketch Plan for Record (see GVC review dated March 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 stated that outstanding items have been addressed. The appropriate notes have been added to the plans for the wetland delineation. A waiver request letter had been submitted for three items.

MOTION BY Mr. Bittig, seconded by Mr. Shane to recommend the Board of Supervisors waive the requirement of SALDO Section 330-12.B(19); delineation of wetlands, as the plan proposed 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. The motion carried unanimously with Mr. Bittig, Mr. Shane, Mr. Powell and Mr. Wilson voting in favor.

MOTION BY Mr. Powell, seconded by Mr. Shane to recommend the Board of Supervisors waive the requirement of SALDO Section 330-32.D; to allow lot depth to width ratio to exceed maximum allowed since the property has no street frontage, thus "zero width". The motion carried unanimously with Mr. Bittig, Mr. Shane, Mr. Powell and Mr. Wilson voting in favor.

Mr. Rogosky stated that the existing recorded driveway was discussed at the last meeting. The ordinance states the minimum width of the easement should be 30 feet, however there are physical constraints pre-existing nonconformities that exist. The applicant would like to keep the driveway at the current location and clean up the easement so the easement coincides with the location of the existing gravel lane.

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MOTION BY Mr. Shane, seconded by Mr. Powell to recommend the Board of Supervisors waive the requirement of SALDO Section 330-33.A; direct access to an existing or proposed street and allow the reconfiguration of the driveway and easement as indicated on the plan. The motion carried unanimously with Mr. Bittig, Mr. Shane, Mr. Powell and Mr. Wilson voting in favor.

Mr. Hoffert requested Sketch Plan of Record approval.

MOTION BY Mr. Bittig, seconded by Mr. Shane to recommend the Board of Supervisors approve the Alvin Hoffman Estate Annexation Sketch Plan of Record. The motion carried unanimously with Mr. Bittig, Mr. Shane, Mr. Powell and Mr. Wilson voting in favor.

Mr. Bittig stated that the driveway issue will come up with the Burkhart Subdivision plan. Mr. Hoffert replied that in researching this he found that the driveway may just be located in the road right of way. Mr. Hoffert stated that they have an attorney working on this issue. The revised plan has been submitted and he would return to the next Planning Commission meeting to address any outstanding issues to clean up the plan, then they would move forward with the variance request. He would provide a time extension.

4. RURAL DISTRICT – YARD, AREA, & HEIGHT REQUIREMENTS CORRECTION

Ms. Cusimano stated that the Rural District Yard, Area, & Height Requirements Section in the Zoning Ordinance needed to be corrected to match the previous issue of the ordinance (#733). The Planning Commission reviewed section and made the following motion:

MOTION BY Mr. Wilson, seconded by Mr. Powell to pass along the correction for Rural District Yard, Area, & Height Requirements Section in the Zoning Ordinance to the Board of Supervisors for approval, advertising and adoption. The motion carried unanimously with Mr. Bittig, Mr. Shane, Mr. Powell and Mr. Wilson voting in favor.

5. DISCUSS SALDO REVISIONS

Ms. Cusimano stated that she was working on a revision to SALDO, taking out the submission requirements and replacing those sections with “for submissions see submission checklist”. Ms. Cusimano asked that the Planning Commission take a look for any other corrections/revisions to discuss at a later date.

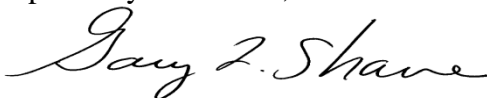
6. GENERAL DISCUSSION

Ms. Cusimano stated that she received a time extension for Aldi, Inc. Mr. Bittig asked Mr. Wilson where we were with the Planners. Mr. Wilson provided a synopsis of the Strategic Planning / Visioning Steering Committee meetings for the Planning Commission.

ADJOURNMENT

MOTION BY Mr. Bittig, seconded by Mr. Wilson, to adjourn the March 17, 2014 meeting of the Exeter Township Planning Commission at 8:40 pm. Motion carried unanimously.

Respectfully Submitted,



Gary L. Shane,
Secretary