

**MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
MAY 19, 2014**

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, May 19, 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
Troy S. Bingaman, Manager

ABSENT: Cheryl Franckowiak, Zoning Officer
Linda Cusimano, Recording Secretary

1. MINUTES

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

2. AGENDA

MOTION BY Mr. Unger, seconded by Mr. Powell, to approve the agenda of the May 19, 2014 Planning Commission meeting. The motion carried unanimously.

3. AUTHORIZE SIGNATURE – SCFS PLANNING MODULE

The SCFS Planning Module was discussed by the Planning Commission.

- The narrative states their flows will be 2,000 GPD or less based on 16 beds maximum at 125 per bed, however, the Planning Commission asked if the employees have been taken into consideration for the flow.
- A meter will need to be installed if they currently do not have one.
- The narrative also states that the property does not adjoin the creek, but the map indicates differently.

MOTION BY Mr. Unger, seconded by Mr. Bittig to have the Sewage Enforcement Officer verify that the gallons projected is the appropriate value for this type of system and intended use. The motion carried unanimously

4. OAK PARKWAY (47TH – GIBRALTAR) POSSIBLE REZONING FROM SR-1 TO ROC

- Steve Bensinger
- Danny & Vince Distefano

Mr. Bensinger stated that Danny & Vince Distefano were looking at purchasing the property at intersection of 47th and Oak Parkway. They would like to put in a small strip mall where they would have a pizza shop and two other spaces to rent out. They had been at the Steering Committee meeting last Wednesday and initially they proposed to change the property to Highway Commercial to expand the district. The Steering Committee thought it would be best to change the entire block and recommended neighborhood commercial. Mr. Bensinger was suggesting Neighborhood Commercial, but it does not allow for single family residence. Mr. Bensinger further stated that they could not meet the open space requirements for Restricted Office Commercial so they would prefer Neighborhood Commercial District. The Steering Committee wanted to encourage small business owners to be here.

- Concern was for the impact for the residents on Oak Parkway.
- The issue would be to find out who has rights to the alley between the properties along Perkiomen and the properties on Oak Parkway.
- The proposed restaurant would have some eat-in seating.
- It would make sense to rezone the entire block along with the two properties next to Rite-Aid.
- Neighborhood Commercial made sense for the lot coverage, however it does not allow for single family residence.

MOTION by Mr. Unger, seconded by Mr. Shane, although it was important to look at creating business opportunities in this area, the Planning Commission would ask for a recommendation from the Steering Committee. The motion carried with Mr. Powell, Mr. Bittig, Mr. Shane, Mr. Unger, voting in favor and Mr. Wilson voting opposed.

3. BURKHART SUBDIVISION – PRELIMINARY/FINAL PLAN

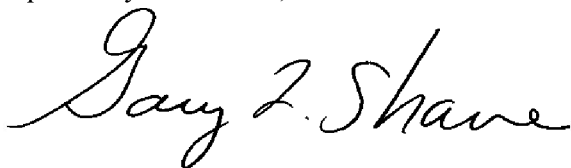
Mr. Rogosky asked if the Planning Commission would consider addressing the variance requests.

MOTION BY Mr. Bittig, seconded by Mr. Powell to recommend the Zoning Hearing Board grant the requested relief as per the application. The motion carried unanimously with Mr. Wilson, Mr. Bittig, Mr. Unger, Mr. Powell, and Mr. Shane voting in favor.

ADJOURNMENT

MOTION BY Mr. Bittig, seconded by Mr. Shane, to adjourn the May 19, 2014 meeting of the Exeter Township Planning Commission at 8:13pm. Motion carried unanimously.

Respectfully Submitted,



Gary L. Shane,
Secretary