

**MINUTES  
EXETER TOWNSHIP PLANNING COMMISSION MEETING  
AUGUST 17, 2015**

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, August 17, 2015 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  
Glen Powell  
Mehmet Arslan

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

**ABSENT:** Gary Shane, Secretary  
Cheryl Franckowiak, Zoning Officer

**1. MINUTES**

**MOTION** by Mr. Arslan, seconded by Mr. Wilson to approve the minutes of the July 20, 2015 Planning Commission meeting. Motion carried with Mr. Wilson, Mr. Arslan voting in favor and Mr. Bittig abstaining.

**2. AGENDA**

**MOTION** by Mr. Bittig, seconded by Mr. Wilson to approve the agenda of the August 17, 2015 Planning Commission meeting. The motion carried unanimously.

Mr. Wilson mentioned that Supervisor Barry Ziegler passed away Sunday, August 16, 2015. Mr. Wilson asked that everyone keep him and his family in their thoughts.

**3. SPECIAL EXCEPTION – 10 CARDINAL DRIVE**

Albert DeGennaro, M. B. Investments stated his client owns a tract of land along S.R. 422 and they have a tenant who would like to open a Day Care facility at 10 Cardinal Drive. He stated the property has been vacant for a few years and the tenant needs to have a facility before she can get a license from the state. He stated she has signed a long term lease, but it is conditional on M. B. Investments getting the zoning approval; he stated it is for a Special Exception, but it is a permitted use by exception for the Zoning Hearing Board. Mr. DeGennaro stated it is a use that is consistent with the area along S.R. 422. He is requesting a Special Exception be granted from the Zoning Hearing Board. Mr. Bittig questioned if M. B. Investments also owns the parcel south of 10 Cardinal Drive; Mr. DeGennaro stated yes, M.B. Investments owns that parcel. Mr. Bittig stated that should have been included in the application because according to the layout it is a separate parcel; he stated the property line goes through the building. Mr. Rogosky questioned what the building is operating as, where the property line goes through the building at 20-30 Cardinal Drive; Mr. Bittig stated 20 Cardinal Drive is also leased by M.B. Investments and is operated by Crawford Environmental Services. Mr. Bittig felt it would be a good idea for M. B. Investments to submit a minor subdivision sketch plan of record that would move the property line to align with the zoning boundary, about 100 feet, to encompass both buildings. Mr. Bittig asked Mr. Rogosky if they could request M. B. Investments move the line; Mr. Rogosky stated ideally it would be good to move the line, however; it's a pre-existing non-conforming situation. He stated they are just changing the use of the one building. He

stated the Planning Commission could make a recommendation to the Zoning Hearing Board; he stated that is something the Planning Commission could consider or they could consider the special exception only goes to the tenant, not to the property itself. He stated his only concern is if it goes with the property then you have a partially existing building on the property that could be allowed to be used a Day Care; he stated this doesn't necessarily solve the problem, but it would allow for that building to not be touched. Mr. Arslan questioned if M. B. Investments owns both buildings; Mr. Bittig stated yes. Mr. Wilson asked if there was anything else that Mr. Bittig finds that would not allow a Special Exception. Mr. Bittig stated there are some environmental hazards; Mr. DeGennaro asked what the environmental hazards are. Mr. Bittig stated there is a steep slope at the rear of the property and it would have to be fenced off. Mr. DeGennaro stated for it to be a Day Care, she'll have to be licensed through the state and comply with their recommendations. Mr. Bittig stated another hazard is a sink hole in the parking lot. Mr. DeGennaro stated they are aware that there are some improvements that would need to be made to the property and they are willing to make them.

Mr. Bittig stated he doesn't know the requirements for outdoor recreation, but he believes that an area would need to be fenced off. Mr. Rogosky stated we had a similar situation occur at an office park and there were certain areas they fenced off for a play area; he assumes when the Township would issue the Occupancy Permit those things would be looked at. Mr. Bittig stated these are all hazardous conditions that would need to be resolved. Mr. Rogosky stated the occupant will need to prove the improvements have been made before signing off on the Occupancy Permit. He asked Mr. DeGennaro if they are planning on doing renovations to the building once they received a Special Exception. Mr. DeGennaro replied yes.

Mr. Rogosky stated we can make a recommendation to the Zoning Hearing Board that they would comply with all safety precautions necessary for a day care and they comply with all the state and federal regulations. Mr. Bittig stated they will need to meet the parking requirements. Mr. Rogosky stated they can make it that they must meet the parking requirements. Mr. Rogosky stated one parking space is required per employee plus one space for every 10 children in attendance. Mr. DeGennaro stated whatever the requirements are they have to comply with them. Mr. Rogosky stated the Planning Commission can endorse this as long as they meet the requirements. Mr. Arslan questioned if this was a multi story building; Mr. Bittig stated it is a one story building. Mr. Arslan also questioned if this is owned by M. B. Investments and the tenant is only renting not buying, why we care if the property line goes through the building, why not worry about it when they decide to sell the lot; Mr. Wilson stated we don't really care at this point. Mr. Bittig stated M. B. Investments would be smart to submit a minor subdivision plan. Mr. Rogosky stated that way the line would coincide with the lot. Mr. DeGennaro questioned what if this tenant moves out and someone else wants to use it as a Day Care Center; Mr. Wilson stated they would need to come back and request a Special Exception again. Mr. Bittig stated most commercial uses wouldn't require a Special Exception, but Day Care facilities do. Mr. DeGennaro asked if they could make the Special Exception just for the building; Mr. Rogosky suggested asking the Zoning Hearing Board to make it only for the tenant or building itself. Mr. DeGennaro stated he would like it to be for the building.

**MOTION** by Mr. Wilson, seconded by Mr. Powell to recommend the Zoning Hearing Board grant a Special Exception on the condition that the exception will be for the building located at 10 Cardinal Drive as long as the building remains a day care facility and also that they comply with all state regulations for Day Care facilities, all applicable Zoning regulations for parking and all applicable building codes. Motion carried unanimously.

#### **4. GENERAL DISCUSSION**

Mr. Wilson stated that the Steering Committee met recently and had a discussion in regards to the blue area on the map; the Highway Commercial, Shopping Center Commercial and Restricted Office Commercial. He stated they don't understand why we need three (3) zones in that area. He stated the Steering Committee has asked the Planning Commission to discuss the three (3) zones and determine what to keep from each one, merge the three (3) zones into one (1); for example pick out the best setbacks, do we need building height

restrictions, adaptive reuse could be something they want to include, etc. He stated this is going to be the Planning Commissions assignment for next month. Mr. Powell questioned if they could do an overlay to put height restrictions on building heights in some of the more commercial areas; Mr. Rogosky replied yes. Mr. Wilson mentioned that Oak Parkway was discussed again at the Steering Committee Meeting. He stated the inclination was that it would be under one overlay and modify that to encompass Oak Parkway; he stated it could possibly have one side commercial and the other side could be residential. Mr. Wilson stated the main thing to work on is trying to combine these three (3) zones into one (1) zone that would work for everything. Mr. Wilson stated one thing to consider would be the boundaries for commercial; he questioned if there is any reason it would need to be a certain depth. Mr. Arslan suggested it might be better for the Planning Commission and Steering Committee to sit down together to discuss this; Mr. Wilson stated the Steering Committee requested the Planning Commission do this. Mr. Wilson felt it would be best for everyone to go through and pick out ideas and at the next meeting see what everyone comes up with; get it solidified and give it back to the Steering Committee. Mrs. Cusimano stated she would scan those sections out of the Zoning Ordinance and send them to each member in an email. Mr. Rogosky asked for clarification that they are looking at the Highway Commercial, Shopping Center Commercial and Restricted Office Commercial; Mr. Wilson confirmed that is what they are looking at. Mr. Rogosky questioned if they are looking at Neighborhood Commercial too; Mr. Wilson stated no, but may be a recommendation for the Steering Committee to look at. Mr. Bittig stated they would add this to their next agenda. Mrs. Cusimano mentioned that the continuation of the Transportation Center for the School District is August 25<sup>th</sup> at 7pm. Mr. Bittig stated the Met Dev revisit will be at 5pm.

**ADJOURNMENT**

**MOTION BY** Mr. Wilson, seconded by Mr. Powell to adjourn the August 17, 2015 meeting of the Exeter Township Planning Commission at 7:45pm. Motion carried unanimously.

Respectfully Submitted,



John W. Bittig,  
Vice Chairman  
ls