

**MINUTES**  
**EXETER TOWNSHIP PLANNING COMMISSION MEETING**  
**DECEMBER 21, 2015**

The Workshop Meeting of the Exeter Township Planning Commission was held on Monday, December 21, 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  
Gary L. Shane, Secretary  
Glenn Powell  
Mehmet Arslan

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

**ABSENT:** Cheryl Franckowiak, Zoning Officer

**1. MINUTES**

**MOTION** by Mr. Powell, seconded by Mr. Bittig, to approve the minutes of the Planning Commission meeting of December 7, 2015. Motion carried with Mr. Wilson, Mr. Bittig, Mr. Shane and Mr. Powell voting in favor and Mr. Arslan abstaining.

**2. AGENDA**

**MOTION** by Mr. Shane, seconded by Mr. Powell, to approve the agenda of the December 21, 2015 Planning Commission meeting. The motion carried unanimously.

**3. ZONING REVISIONS DISCUSSION**

Mr. Wilson asked if anyone has come up with anything since the workshop meeting. Mr. Rogosky stated the Board of Supervisors did not approve the scope of work and the Planning Commission's recommendation. He stated he was asked to put together a rough cost estimate and he is putting those numbers together for the Board's next meeting on December 28, 2015. He stated they didn't object to the concept of combining the four (4) districts into two (2); they objected to why we were looking at the existing Stonersville and Limekiln Overlay District and also why we were looking at parking and signage. He stated he explained we are only looking at those elements to be incorporated in the Village Overlay District, not the whole ordinance. He stated he also explained we were looking at the existing Lighting Ordinance to see what could be revised. Mr. Bittig asked what the Board's response was; Mr. Rogosky stated the consensus of the Board was to have GVC provide numbers and the Board would make a decision at that point. He stated there was a discussion about the staff making those changes and also some discussion about taking this back to the Steering Committee. He stated unfortunately he hasn't made any of the revisions that were discussed at the workshop meeting. Mr. Powell stated we made a recommendation the Board to have a professional look at this because no one on the Planning Commission has the expertise to deal with this.

**MOTION** by Mr. Powell, seconded by Mr. Wilson, to send a letter to the Board of Supervisors to reiterate that a professional consultant that deals with zoning ordinances as a regular profession work on the revisions to the Zoning Ordinance to come back to the Planning Commission with recommendations for the changes

to zoning as discussed at the PC workshop on December 7th. The Planning Commission also wanted to provide clarification to the Board in regards to the Stonersville and Limekiln Village Overlay Districts for providing a definition of low impact business to be consistent with the proposed Neighborhood Village Overlay District, not cross reference the entire overlay district. Concerning the revisions to the Lighting Ordinance, these changes are minimal and would benefit new businesses coming into Exeter Township. The motion carried unanimously.

Mr. Bittig stated we need to be sure we add in constraints on the mixed use residential being mixed with commercial in the zoning revisions for the Neighborhood Village Overlay District.

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

##### **Exeter Commons**

Mr. Rogosky discussed the sinkhole issue at Exeter Commons. He stated originally they had installed a corrugated metal pipe and it is caving in; he stated they are going to replace it with concrete. He stated they want to continue using the metal pipe in operation until the new one is finished. He stated he will be at the meeting tomorrow with Exeter Commons to discuss this.

##### **Filippini Annexation Plan**

Mrs. Seltzer stated the Board of Supervisors denied the Filippini Annexation Plan per the Planning Commission's recommendation.

#### **5. SET JANUARY 2016 MEETING DATE**

Mrs. Seltzer stated she wanted to confirm the Planning Commission will meet the 3rd Monday of the month to start the New Year off; she stated the Board will set their meetings at their Re-organization meeting. She stated the Planning Commission will meet January 18, 2016 to re-organize. She stated once the Board of Supervisors set their meeting dates for the year the Planning Commission can then set their meeting dates. Mr. Bittig asked Mr. Rogosky if the 3rd Monday of the month works for him; Mr. Rogosky replied yes.

#### **ADJOURNMENT**

**MOTION** by Mr. Shane, seconded by Mr. Arslan, to adjourn the December 21, 2015 meeting of the Exeter Township Planning Commission at 7:38 P.M. Motion carried unanimously.

Respectfully Submitted,



Mehmet Arslan,  
Secretary

ls