

**MINUTES**  
**EXETER TOWNSHIP PLANNING COMMISSION WORKSHOP MEETING**  
**DECEMBER 7, 2015**

The Workshop Meeting of the Exeter Township Planning Commission was held on Monday, December 7, 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

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

**ABSENT:** Mehmet Arslan  
Cheryl Franckowiak, Zoning Officer

**1. MINUTES**

**MOTION** by Mr. Shane, seconded by Mr. Bittig to approve the minutes of the Planning Commission meeting of September 21, 2015. Motion carried unanimously.

**MOTION** by Mr. Shane, seconded by Mr. Bittig to approve the minutes of the Planning Commission meeting of October 27, 2015. Motion carried with Mr. Wilson, Mr. Bittig and Mr. Shane voting in favor and Mr. Powell abstaining.

**2. AGENDA**

**MOTION** by Mr. Bittig, seconded by Mr. Shane to approve the agenda of the December 7, 2015 Planning Commission meeting. The motion carried unanimously.

**3. PUBLIC COMMENTS**

**Peter Gipprich**, 18 Golf View Lane stated he's heard a lot of rumors about the Reading Country Club and asked if the parcel behind Exeter Commons was considered eminent domain and is that property (holes 12 & 13) off limits as far as development. Mr. Wilson stated this has been discussed at the Board level since we took it by eminent domain for recreational uses and could we develop it; he stated he's not sure if they ever received a definite answer one way or another. He stated that would all be open if the Board of Supervisors decided to or would be able to develop it. Mr. Gipprich asked if this would be a Board of Supervisor question; Mr. Wilson replied yes. Mr. Bittig stated this was part of the Country Club acquisition; he stated this is a legal question. Mr. Wilson stated to his knowledge they haven't received a definite legal answer. **Maureen Gipprich**, 18 Golf View Lane asked if she could see the legal papers that were submitted for this; Mr. Wilson suggested she submit a Right-to-Know request to the Township. Mr. Shane asked what the rumors are; Mrs. Gipprich stated last Thursday at one of the meetings, she isn't sure which meeting it was, there was a comment about the Country Club going for sale next year. Mr. Wilson stated if it was Thursday that would have been the Board of Supervisors Budget meeting. He stated a couple of people on the Steering Committee would like to see it become the Town Center. Mr. Gipprich asked what a Town Center is; Mr. Wilson stated an example would be the Town Center in Exton. He stated the Steering Committee is an advisory board to the Board of Supervisors. Mr. Gipprich asked if the Exton

location was used as a prototype; Mr. Wilson stated it did come up in conversation with the Steering Committee.

**4. NEIGHBORHOOD VILLAGE OVERLAY DISTRICT, COMMERCIAL ZONING DISTRICTS REVISIONS and LIGHTING, PARKING & SIGN REGULATIONS**

Mr. Rogosky stated at the last Planning Commission meeting there was discussion about the proposed Neighborhood Village Overlay Distrust. He stated a template has been provided for some guidance.

Mr. Shane asked if the Steering Committee is recommending combining the Neighborhood Commercial with the Restricted Office Commercial and keeping this separate; Mr. Rogosky replied, yes. He stated it is his understanding this overlay was in response to the Oak Parkway issue. Mr. Shane stated there were some difficulties with Oak Parkway being in NC or ROC; he asked since we're combining NC and ROC couldn't we incorporate the changes so that Oak Parkway would work as well. Mr. Rogosky stated the Steering Committee came up with this sample for the Village Overlay. He stated the reason for discussing this tonight is to determine the next steps; do we want to combine these or pursue having overlay districts. Mr. Wilson stated we need to forget Oak Parkway; he stated Oak Parkway is not for consideration. He stated this village overlay is for consideration anywhere in this Township, not just Oak Parkway.

Mr. Shane stated this could be more flexible. Mr. Wilson stated the overlay is not defined, it could be anywhere. Mr. Bittig stated he would rather see the Planning Commission combine NC and ROC into one district. Mr. Wilson stated whatever applies to an underlying zone in an overlay district would still apply to that zone. Mr. Rogosky asked if the Planning Commission is in agreement to combine those four (4) districts into two (2); the members of the Planning Commission agreed to combine Highway Commercial (HC) and Shopping Center Commercial (SCC) into one district, and Neighborhood Commercial (NC) and Restricted Office Commercial (ROC) into one district. Mr. Wilson stated if they are going to combine Highway Commercial (HC) and Shopping Center Commercial (SCC) they should also allow mixed uses.

**Robert Danner**, 4805 Oak Parkway stated it is his understanding that the Village Overlay concept protects the homeowners in that their home will not become non-conforming if they changed the zoning. He stated the Supervisors have stated they are going to do this no matter what; he stated they need to have an increase in business property. Mr. Wilson stated the Village Overlay will allow anything in that district to remain as it is, it would not be non-conforming. Mr. Danner asked if the district would become a new district would all the houses would become non-compliant; Mr. Rogosky stated only if it's not permitted in that commercial business. Mr. Shane suggested changing the overlays to this one and include the section about the neighborhood committee.

**MOTION** by Mr. Wilson, seconded by Mr. Shane to recommend the Board of Supervisors to authorize Joe Rogosky/GVC to revise and combine the Neighborhood Commercial (NC) and Restricted Office Commercial (ROC) Districts into a proposed zoning district for review; revise (to allow mixed use) and combine the Highway Commercial (HC) and Shopping Center Commercial (SCC) Districts into a proposed zoning district for review; revise Neighborhood Village Overlay District to add sign regulations and parking regulations to the overlay districts and evaluate Stonersville and Limekiln Village Overlay district for consistency with proposed Neighborhood Village Overlay District; review the Lighting Ordinance and provide comments to the Board of Supervisors. Motion carried unanimously.

**5. Filippini Annexation Subdivision II Final Plan**

**MOTION** by Mr. Wilson, seconded by Mr. Bittig, to recommend the Board of Supervisors reject the Filippini Annexation Subdivision II final plan due to outstanding issues in the following items: GVC July 20, 2015 and September 18, 2015 review letters and the signed July 27, 2015 Preliminary Plan MOA if a time extension is not granted. The motion carried unanimously.

**ADJOURNMENT**

**MOTION** by Mr. Bittig, seconded by Mr. Powell, to adjourn the December 7, 2015 meeting of the Exeter Township Planning Commission at 9:10 P.M. Motion carried unanimously.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Gary L. Shane".

Gary L. Shane,  
Secretary  
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