

**MINUTES**  
**EXETER TOWNSHIP PLANNING COMMISSION MEETING**  
**JANUARY 18, 2016**

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, January 18, 2016 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. John W. Bittig, Vice Chairman, called the meeting to order at 7:00 p.m. followed by the Pledge to the Flag.

**COMMISSION MEMBERS:** John W. Bittig, Chairman  
Glen Powell, Vice Chair  
Mehmet Arslan, Secretary  
Hunter Ahrens  
Sebastian Sottosanti

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

**ABSENT:** Cheryl Franckowiak, Zoning Officer

**WELCOME NEW MEMBERS**

Mr. Bittig introduced everyone at the table and welcomed the two new members, Sebastian Sottosanti and Hunter Ahrens.

**MINUTES**

**MOTION** by Mr. Powell, seconded by Mr. Arslan, to approve the minutes of the Planning Commission meeting of December 21, 2015. Motion carried with Mr. Bittig, Mr. Powell, and Mr. Arslan voting in favor and Mr. Ahrens and Mr. Sottosanti abstaining.

**AGENDA**

**MOTION** by Mr. Ahrens, seconded by Mr. Arslan to approve the agenda of the January 18, 2016 Planning Commission meeting. The motion carried unanimously.

**APPLICATION FOR REVIEW**

**MOTION** by Mr. Powell, seconded by Mr. Ahrens to approve the applications for review: Filippini Annexation Subdivision Revision to Plan of Record – Sketch Plan; Exeter Commons Revision to Plan of Record – Sketch Plan of Record. Motion carried unanimously.

**RE-ORGANIZATION**

Mr. Bittig turned the meeting over to Mr. Rogosky for Re-Organization

**Chairman**

**MOTION** by Mr. Arslan, seconded by Mr. Sottosanti to appoint Mr. Bittig as Chairman of the Planning Commission for the year 2016. Motion carried unanimously.

**Vice Chair**

**MOTION** by Mr. Sottosanti, seconded by Mr. Bittig to appoint Mr. Powell as Vice Chair of the Planning Commission for the year 2016. Motion carried unanimously.

**Secretary**

**MOTION** by Mr. Powell, seconded by Mr. Bittig to appoint Mr. Arslan as Secretary of the Planning Commission for the year 2016. Motion carried unanimously.

Mr. Rogosky turned the meeting over to Mr. Bittig at this time.

**CONFIRM MEETING DATES**

Mr. Bittig stated the Planning Commission will continue to hold their meetings on the third Monday of each month at 7pm.

**FILIPPINI ANNEX/SUB REVISION TO PLAN OF RECORD – SKETCH PLAN**

GVC reviewed the Filippini Annexation Subdivision Revision to Plan of Record – Sketch Plan (review letter dated January 15, 2016).

John Hoffert, stated as discussed six months ago, it was decided it would be best to combine the original 2013 and 2015 annexation plans. He stated he has submitted the plan as the new revision to 2013 Plan of Record and this is the sketch plan. Mr. Rogosky stated originally in 2013 an annexation plan was approved. He stated the recent plan was denied by the Board; he stated there were some additional annexations that were included in that plan. He stated it was in the best interest to go back to the originally approved plan of 2013 and submit a revision to of Plan of Record. He stated everything that has to do with that original plan remains the same with the addition of three (3) new annexation parcels and two (2) lots. He stated in reference to his review letter dated September 15<sup>th</sup>, under "*General Comments*" the Planning Commission originally had agreed to defer the Stormwater plans and E & S Controls to building permit application stage. He recommended the Planning Commission make a motion to defer this.

**MOTION** by Mr. Arslan, seconded by Mr. Powell to defer the Stormwater plans and E&S Controls to Building Permit Application stage for proposed lots 1 and 2. Motion carried unanimously.

Mr. Hoffert requested the Planning Commission allow him to go from Sketch Plan to Final Plan.

**MOTION** by Mr. Arslan, seconded by Mr. Powell to allow the Filippini Annex/Subdivision revision to plan of record to go from Sketch Plan to Final Plan as allowed in SALDO §330-11.B. Motion carried unanimously.

**EXETER COMMONS REVISION TO PLAN OF RECORD – SKETCH PLAN OF RECORD**

GVC reviewed Exeter Commons Stormwater Facilities Restoration –Sketch Plan of Record (review letter dated January 13, 2016).

Chris Riggle, the Engineer for the project, stated they are basically renovating the underground stormwater basins at the Exeter Commons shopping center. Mr. Rogosky stated the original underground stormwater basins have deteriorated and are causing sinkholes in the parking lot. He stated they are going to be replacing

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the metal pipes with concrete. He stated they will be moving from one area to another to keep the storm water detention in use during construction. He stated they are planning to begin the work in mid-March.

**MOTION** by Mr. Powell, seconded by Mr. Arslan to recommend the Board of Supervisors grant conditional Sketch Plan of Record approval pending resolution of the items listed in Great Valley Consultant's review letter. Motion carried unanimously.

**ANNUAL REPORT – 2015**

**MOTION** by Mr. Powell, seconded by Mr. Arslan to approve the 2015 Annual Report. Motion carried unanimously.

**LERTA**

Mr. Arslan asked if there has been any update on LERTA. Mr. Ahrens stated it was supposed to be discussed at the last school board meeting. He stated he believes it is an agenda item for the school boards January meeting.

**ZONING WORKSHOP**

Mr. Bittig suggested having a workshop meeting to discuss the Lighting Ordinance and also combining the Neighborhood Commercial & Residential Office Commercial and Highway Commercial & Shopping Center Commercial and also to discuss the Neighborhood Village Overlay on Wednesday, February 3<sup>rd</sup> at 7pm.

Mr. Powell suggested scheduling a workshop with the Board of Supervisors in April or May. The Planning Commission would discuss this further at their next meeting.

**ADJOURNMENT**

**MOTION** by Mr. Arslan, seconded by Mr. Sottosanti to adjourn the January 18, 2016 meeting of the Exeter Township Planning Commission at 8:30 p.m. Motion carried unanimously.

Respectfully Submitted,



Mehmet Arslan,  
Secretary  
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