

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
July 17, 2017

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, July 17th, 2017 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. Glen Powell, Chairman, called the meeting to order at 7:00 p.m. followed by the Pledge to the Flag.

COMMISSION MEMBERS: Glen Powell, Chairman
Hunter Ahrens, Secretary
Donna Hess
Lester Toaso
Steven Block

OTHERS IN ATTENDANCE: Joseph Rogosky, GVC Consulting Engineer
Will Brugger

ABSENT: Gary Shane, Vice Chairman
Sebastian Sottosanti

1. AGENDA

MOTION by Mr. Toaso, seconded by Mr. Ahrens to approve the agenda of the July 17th, 2017 Planning Commission meeting. The motion carried unanimously.

2. 281 BUDD STREET SUBDIVISION – SKETCH PLAN OF RECORD

Scott Miller, from Stackhouse Bensinger, reviewed the sketch plan of record for the Planning Commission.

Mr. Rogosky reviewed the July 11th Review Letter from Great Valley. He stated that the Interim Zoning Officer made the determination that the lot width is pre-existing non-conforming.

Mr. Rogosky stated that for Item 2 under Zoning Ordinance required no further action.

Mr. Rogosky addressed Item 3 under Subdivision and Land Development Ordinance and stated not being opposed to the waiver. Suggestion of wavier from delineating wetlands, on Motion made by Ms. Hess seconded by Mr. Ahrens, the Commission unanimously recommended granting the requested waiver.

Mr. Rogosky addressed Item 4 under Subdivision and Land Development Ordinance and recommended a deferral for the installation of curb and sidewalk along frontage, on Motion made by Mr. Ahrens seconded by Mr. Toaso, the Commission unanimously recommended granting the deferral.

Mr. Rogosky addressed the steep slopes requirement stating it had been satisfied.

Motion of Mr. Toaso, seconded by Ms. Hess, the Commission unanimously recommended to accept Sketch Plan of Record with waiver for the delineation of wetlands since no building construction is being proposed and the deferral for installation of curb and sidewalk since no building construction is taking place and no curb and sidewalk currently exists.

3. 5451 OLEY TURNPIKE ROAD LAND DEVELOPMENT – PRELIMINARY PLAN REVIEW

Gary Wegman was present to discuss the project.

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Mr. Rogosky stated that “Agricultural Preservation” (AP) Zoning District should be labelled on Plan Note No. 11. Also that the building setback lines should be shown on the plan.

Mr. Rogosky addressed each item under Subdivision and Land Development Ordinance (No. 711).

Mr. Wegman stated that Ludgate Engineering will respond to Great Valley’s letter. Mr. Wegman also stated that in regard to the sight triangle that the white pine tree had been taken down. He stated that Mr. Hamm, Township Highway Superintendent felt that the pavement over the pipe in the driveway would be good. Mr. Rogosky will contact Mr. Hamm to verify the discussions.

Mr. Rogosky suggested to the Planning Commission that the Preliminary Plan could proceed to final due to the minimal remaining comments.

Mr. Powell raised Items 10 and 11 under Subdivision and Land Development Ordinance. Ludgate Engineering is requesting a waiver from curb and sidewalk installation. Mr. Rogosky suggested changing the motion to a deferral. Mr. Wegman agreed with the suggestion.

A waiver is required for Item 10 under Stormwater Management for required 15” storm sewer to allow for the use of a 10” storm pipe. Mr. Rogosky was not opposed of recommending a waiver to the Planning Commission based on the proposed storm water facilities.

Mr. Wegman said that the septic system is new, with a capacity of 250 person. It was reviewed and approved by LTL Consultants, Township SEO.

Mr. Ahrens raised the Fire Department Letter. Mr. Rogosky stated he had not seen the Fire Review letter.

Motion of Mr. Ahrens, seconded by Ms. Hess, the Commission unanimously recommended the Approval of Preliminary Plan with attached deferral for installation of curb and sidewalk and a waiver on requirement of Plan Scale and the required 15” storm sewer pipe.

NEW BUSINESS

Zoning Ordinance revisions 390-99 Special Exceptions / Variance

Mr. Rogosky explained the ordinance briefly. Mr. Powell suggested to put the topic on the August agenda.

Draft Lighting Ordinance

Peter Simone was present to explain the draft ordinance. It is suggested to change the Outdoor Lighting ordinance to where the lot area is a minimum of 20,000 square feet required for the submission of a fully engineered lighting plan. Mr. Rogosky stated that the current 4,000 square feet is too small and had a lot of criticism.

Mr. Toaso suggested making it an even “half-acre”. Mr. Powell agrees with that statement.

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Mr. Simone addressed other changes to the ordinance. Ms. Hess addressed the lateness concern. Mr. Rogosky stated that the change to 11p.m. would cover the concern.

Motion of Ms. Hess, seconded by Mr. Toaso, the Commission unanimously recommend to forward the Ordinance change with the “half-acre” change to the Board of Supervisors.

Draft Storage provisions for Zoning Ordinance

Mr. Simone stated he had made the requested changes with the definitions as well as the grammar change at 390.58 D., the maximum of 2 containers. Mr. Simone also changed Outdoor Storage grammar and added the storage containers not to be stacked. Mr. Simone revised and added text, to distinguish between storage and agriculture, to 390-52 C.

Mr. Simone suggested creating a sliding scale of lot size and the number of containers permitted.

Mr. Simone addressed the “hoop house” and stated that you can still have storage containers for storage and “hoop house” too. It is addressed in a different ordinance.

Mr. Ahrens stated the they didn’t want burden agricultural uses. Mr. Simone stated he might have missed agricultural storage. Mr. Rogosky asked if the Heffner’s place could be considered pre-existing non-conforming. Mr. Toaso suggested adding wording for nonconforming uses for an agricultural use.

Mr. Powell asked Mr. Simone to bring this back with changes for the August meeting.

Proposed Agricultural Preservation modifications

Mr. Simone suggested to base modifications on a sliding scale based on tract size. Mr. Wegman suggested to allow more single family units to allow farmers to stay on their land.

Mr. Powell asked Mr. Simone to work out the ordinance and present it at the August meeting. Mr. Simone will add a sliding scale and address nuisances.


PUBLIC COMMENTS

Mr. Vince DeStefino asked about the NVO district. Mr. Rogosky stated he did not receive a review from Berks Planning Commission yet and solicitor might be preparing the ordinance.

ADJOURNMENT

MOTION by Mr. Ahrens to adjourn the July 17, 2017 meeting of the Exeter Township Planning Commission at 8:17 P.M. Motion carried unanimously.

Respectfully Submitted,



Hunter Ahrens
Secretary