

**MINUTES  
EXETER TOWNSHIP  
June 19, 2017**

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, June 19<sup>th</sup>, 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, Chairperson  
Hunter Ahrens, Secretary  
Lester Toaso  
Steven Block

**OTHERS IN ATTENDANCE:** Joseph Rogosky, GVC Consulting Engineer  
John Granger, Recording Secretary  
Will Brugger

**AGENDA**

**MOTION** by Mr. Ahrens, seconded by Mr. Block, the Commission unanimously approved the June 19<sup>th</sup>, 2017 agenda.

**MINUTES**

Mr. Powell stated that it was appropriate for the Planning Commission to consider the March minutes even though not all members were present at the meeting.

**MOTION** by Mr. Ahrens, seconded by Mr. Block, the Planning Commission approved the minutes of March 20<sup>th</sup>, 2017.

**MOTION** by Mr. Toaso, seconded by Mr. Ahrens, the Planning Commission approved the minutes of April 17<sup>th</sup>, 2017.

**MOTION** by Mr. Toaso, seconded by Mr. Ahrens, the Planning Commission approved the minutes of May 15<sup>th</sup>, 2017.

**PUBLIC COMMENTS**

No Comments.

**NEW BUSINESS**

**281 Budd Street Subdivision – Sketch Plan of Record**

*Steve Bensinger* reviewed the revised plan. He stated there were no comments received by Mr. Rogosky. He stated that Mr. Rogosky will review the plans.

The proposal is to create two (2) lots where the existing two (2) houses. There will be no new lots created by the subdivision.

The matter was taken under advisement and will be discussed at the next Commission meeting.

**5451 Olev Turnpike Road – Waiver from Land Development Submitted by Gary Wegman**

Mr. Wegman stated that he wishes to construct a small tasting room on the site. The site is currently a vineyard. The will also sell wine however no manufacturing of the wine will be conducted on the site. The proposal is for less than a 5,000 sq. ft. addition. Mr. Wegman requested a waiver of land development.

Mr. Rogosky stated that the applicant has not submitted Land Development Plans. Stormwater will be an issue as well as parking and potentially a turning movement on the site. The County Conservation District will need to review the plans. He reviewed the subdivision process and requirements for the Commission and the applicant.

Mr. Wegman stated that he will have his Engineer prepare the required plan.

**470 Rugby Road – Zoning Hearing Appeal for Petition of Private Shooting Range**

**Scott Graham**, 27 Kinsley Hill Drive and his Attorney Andrew Laird reviewed the issues for the Commission. The Zoning Officer issued an opinion that stated the proposed use is not permitted on the site. The applicant has appealed the Zoning Officer's decision to the Zoning Hearing Board.

The applicant is proposing to construct a private shooting range on the site. The applicant is a recreational shooter and does not hunt. He proposes to use the site for himself, friends and family. There will be no memberships.

**Philip Yoder**, 250 Stonetown Road stated his property joins the subject property. He has heard shooting from the property on occasion. Mr. Yoder also indicated that there are other shooting ranges within ear shot. He is not against the proposed use if it's in accordance with the regulations and is safe.

**Charles Williams**, 440 Stonetown Road state he has no problem with the proposal. He is also within ear shot of the other shooting ranges in the area.

Following a discussion, Commission formed a consensus to inform the Board of Supervisors that the proposed use should be limited to the existing property owner, the plans need to conform with the NRA requirements and that the time for activity should be between 10:00 am and dusk. In addition, there be no subdivision of the property.

**OLD BUSINESS**

**Request for Towns at Crestwood South Homeowners Association for a Waiver of the Weed Control Ordinance**

**Sharon McLendon**, Towns at Crestwood South Homeowners Association reviewed for the Commission the proposal to cease the maintenance of the open space to permit it to return to a more natural state. They would consider the Commission's request for a trial period of time.

There was a brief discussion with respect to the definition of open space and the potential to waive the weed ordinance. Mr. Rogosky stated that this development was constructed in the manner such that with the exception of the buildings, all of the land is considered part of the open space and is owned jointly by the homeowner's association. Given this fact, it would be very difficult to accommodate the request of the homeowners.

Following a discussion on the matter, the applicant withdrew their request.

**Storage Trailers**

Mr. Simone, stated that the revised draft of the regulations has been circulated and incorporates the recommendations from the Planning Commission. Mr. Simone stated that he will review a sliding scale on the number of units related to the acreage of the lot.

Mr. Simone stated that his office will review the proposed modification to the Agricultural Zoning District based on the firm's research in this matter.

**Modifications to Lighting Ordinance**

Mr. Simone stated that he and Mr. Rogosky reviewed modifications to the Lighting Ordinance. They had agreed that smaller lots should use a qualitative review especially when a small addition and modifications to the property were proposed.

Mr. Simone stated that the issue had developed as a result of the reuse of several buildings. The existing ordinance requires significant modifications to the lighting when buildings are modified.

The Planning Commission requested examples where the problem arose in the past so that they could insure that the issues were addressed fully in the revised ordinance.

There was a general discussion with respect to lighting at special events after 10:00 pm, especially for School events.

**ADJOURNMENT**

**MOTION** by Mr. Ahrens, seconded by Mr. Toaso, to adjourn the June 19<sup>th</sup>, 2017 meeting of the Exeter Township Planning Commission at 9:04 p.m. Motion carried unanimously.

Respectfully Submitted,



Hunter Ahrens  
Secretary