

MINUTES
EXETER TOWNSHIP
April 17, 2017

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, April 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, Chairperson
Gary Shane, Vice Chairperson
Hunter Ahrens, Secretary
Donna Hess
Lester Toaso
Sebastian Sottosanti
Steven Block

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

AGENDA

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

INTRODUCE AND WELCOME NEW COMMITTEE MEMBERS

Mr. Powell introduced the three (3) new Commission members and asked them to briefly introduce themselves.

Mr. Block stated that he is a project engineer for approximately 40 years and has served on a Planning Commission in another community in which he has lived.

Ms. Toaso stated that he retired from District 6 from PennDOT as the district engineer and has worked primarily in planning and program maintenance of roads during his career.

Ms. Hess stated that she has worked Social Services from approximately 30 years primarily in the field of education.

APPOINTMENT OF VICE CHAIRPERSON

Mr. Powell indicated that the Commission needed to appoint a Vice Chair as a result of Lisa VanderLaan's resignation from the Planning Commission.

Mr. Ahrens nominated Gary Shane as Vice Chair. There were no further nominations.

Mr. Sottosanti closed the nominations. The Board unanimously appointed Gary Shane as Vice Chair.

APPOINTMENT OF SECRETARY

Mr. Sottosanti nominated Hunter Ahrens, Mr. Shane seconded the nomination and the nominations were closed.

The Commission unanimously appointed Hunter Ahrens as Board Secretary.

APPOINTMENT OF RECORDING SECRETARY

Mr. Ahrens nominated John Granger, Mr. Shane, seconded the nomination. Nominations were closed.

The Commission unanimously appointed John Granger as Recording Secretary.

MUSSO (ADDITION) – FINAL LAND DEVELOPMENT PLAN

John Hoffert, reviewed the final plan for the Planning Commission.

Mr. Rogosky reviewed the April 12th Review Letter from Great Valley. He stated that with the exception of the developer's agreement, all of the matters have been addressed to his satisfaction. He indicated that the Solicitor for applicant and the Township Solicitor have been working together to address the legal issues.

MOTION of Mr. Ahrens, seconded by Mr. Shane, the Planning Commission recommended conditional final plan approval, subject to the April 12th Letter of Great Valley and the legal matters being resolved.

OLD BUSINESS

Historic District Ordinance

Mr. Powell reviewed the status of the Historic District Zoning Ordinance. He stated that a map would be added. Mr. Rogosky stated that he would do so, although he believes there is an existing map in the Subdivision Ordinance and he would verify.

MOTION of Mr. Shane, seconded Mr. Block, the Board approved recommending the Historic District Zoning Ordinance to the Board of Supervisors. Mr. Ahrens abstained stating that he had insufficient time to review the Ordinance.

NVO Conditional Use Overlay District

Mr. Powell introduced the proposed Ordinance.

Mr. Simone reviewed the proposed changes based on last month's meeting and clarified the intent of the proposed Ordinance. The uses were modified in three (3) basic areas. He suggested a single-use district with conditional use revision. He stated that the sections of the Lighting Ordinance which would be applicable to this district would be stated.

Mr. Ahrens asked about parking peak demand. Mr. Simone stated that the Ordinance provides language which would address that issue. Peak hour demand is determined by specific uses.

Mr. Powell asked if there were a number of uses in a building, how would peak parking be determined. Mr. Simone stated that the proposal is for a single-use.

Mr. Ahrens stated that he was unconvinced that a single-use is the best use and would recommend multiusers.

Mr. Shane agreed with Mr. Ahrens, but proposed to limit the number of uses to two (2). Mr. Sottosanti concurred with limiting the number of uses to two (2).

There was a brief discussion with respect to the conditional use process and the fact that it would require property owners to be notified prior to a conditional use hearing.

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Mr. Simone indicated that the draft Ordinance would need to be reviewed by the Solicitor. Mr. Powell asked for the direction from the Planning Commission, should the Planning Commission review this Ordinance one (1) more time or make a recommendation to the Board of Supervisors.

MOTION of Mr. Ahrens, seconded by Mr. Toaso, to modify the proposed Ordinance to include multiple uses. The motion failed to be adopted as follows: Mr. Ahrens and Mr. Toaso voted yes, Mr. Sottosanti, Mr. Shane and Mr. Powell voted no, and Ms. Hess and Mr. Block abstained.

Mr. Shane recommended that uses be limited to two (2) and Mr. Sottosanti seconded it. Mr. Ahrens stated that he would be much more comfortable with three (3) or four (4) uses.

Mr. Powell felt that the Ordinance could be modified in the future if changes were needed.

The Commission voted to modify the uses to two (2) uses with Mr. Ahrens, voting no.

Vince DiStefano, 35 W. 47th Street, presented a concept plan for the property he owns on the boulevard. The Commission held a brief conversation with respect to parking and the amount of green space which would be required for the development of this type.

It was a consensus of the Commission to review the draft Ordinance at the next meeting with revisions.

NEW BUSINESS

Discussion of approach for Lighting Ordinance

Mr. Simone stated that the Ordinance is good for large developments, however it is unduly restrictive for small developments and for modifications to existing buildings. Mr. Rogosky confirmed Mr. Simone's observations. The consensus was to have Mr. Rogosky and Mr. Simone work together to draft a proposed modification which would affect small land developments.

Update on proposed zoning modifications in SCC, HC and Industrial Zoning Districts.

Mr. Granger stated that the Administration was working on modifications to the Zoning Ordinance with respect to the Highway Commercial/Shopping Center/Industrial Districts.

Mr. Ahrens asked if the Commission could review the low-impact business proposal that he had made. Mr. Simone indicated he would review the documents.

ADJOURNMENT

MOTION by Mr. Powell, seconded by Mr. Shane, to adjourn the April 17th, 2017 meeting of the Exeter Township Planning Commission at 9:23pm. Motion carried unanimously.

Respectfully Submitted,



Hunter Ahrens
Secretary