

**MINUTES  
EXETER TOWNSHIP  
May 15, 2017**

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, May 15<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  
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. Ahrens, seconded by Mr. Toaso, to approve the agenda of the May 15<sup>th</sup>, 2017 Planning Commission meeting. The motion carried unanimously.

**PUBLIC COMMENTS**

**6271 PERKIOMEN AVE – SIGN VARIANCE REQUEST**

**Matt Freiwald**, Bartush Signs Inc., represented the applicant in this matter. He stated that it is proposed to install a freestanding sign on the lot. The issue is a setback from the street. The current house is approximately 10ft from the Right-of-Way. The Zoning Ordinance setback is 10ft. This would mean that the sign would need to be attached to the house. They are proposing to install the sign outside of the PennDOT Right-of-Way, but within the 10ft setback. The property is located on Highway Commercial District. The sign would be approximately 9ft tall. The leading edge of the sign would be outside of the existing Right-of-Way. All other requirements of the Ordinance will be met.

Mr. Rogosky stated that Terry Naugle had no comments with respect to this matter. There are no sight distance issues as the highway is divided in this area.

Mr. Shane asked about neighboring properties. Mr. Freiwald stated that there is an empty lot on one (1) side and he is not sure as to the use of the property on the other side of the subject lot.

Mr. Shane stated that there were other signs in the 10ft Right-of-Way in this area due to the location of the houses and the highway expansion over time.

Mr. Powell indicated that the existing conditions do present a hardship.

**MOTION** of Mr. Ahrens, seconded by Mr. Toaso, the Commission unanimously recommended that the Board not contest this matter.

**NEW 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, indicated that the Homeowners Association is requesting a waiver from the weed control Ordinance in order to allow the field that is part of the Homeowners Association to revert back its natural habitat. The field cannot be viewed from any existing home of the Homeowner Association.

Mr. Powell stated that the subject property is to the right on the westbound 422 bypass.

Mr. Ahrens asked whether or not the site could be developed in the future. Mr. Rogosky stated that it is a lot on the plan, however he is not certain at this point in time whether or not it is a building lot or was to remain as open space as part of the Homeowners Association.

Mr. Shane asked whether or not a nature walking trail could be developed on this lot. He felt that it was an excellent idea to revert the property to its natural habitat. He would suggest that the walking trail be a requirement.

Mr. Rogosky stated that he would check upon the open space requirement.

Mr. Powell stated that additional research needed to be done on the lot and whether or not it needs to be maintained or it could be reverted back to its natural habitat.

Mr. Rogosky stated that one of the key elements in this review is to determine the impact that the natural habitat would have on a residential area. It is not in an agricultural area and therefore needed to be maintained.

The Commission took this under review and would consider it more fully at the June meeting.

**OLD BUSINESS**

**Historical District Ordinance**

Mr. Granger reviewed the proposed Ordinance for the Commission and stated that the draft before the Commission was in a form of an Ordinance and had several minor language changes that were preferred by the Township Solicitor.

Mr. Powell reviewed the proposed Ordinance and stated that there were no changes to the substance of the draft Ordinance.

Ms. Hess asked about the enforcement clause. Mr. Powell stated that if a building was demolished as a result of neglect, then no activity could occur on the lot for one (1) year following the demolition. This was in place to prevent speculation and acquisition of a building subject to the Ordinance that could be demolished and a new structure built.

**MOTION** of Mr. Shane, seconded by Mr. Ahrens, the Commission unanimously recommended the Board refer this proposed Ordinance to the County Planning Commission.

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Mr. Granger stated that the Planner has prepared language with respect to outdoor storage and outdoor lighting and that the language would be on the Commission's workspace within the next week. This would be discussed at the June meeting. He also stated that language is being prepared with respect to regulating medical marijuana. This will also be on the June agenda.

**ADJOURNMENT**

**MOTION** by Mr. Sottosanti, seconded by Mr. Shane, to adjourn the May 15<sup>th</sup>, 2017 meeting of the Exeter Township Planning Commission at 7:30 p.m. Motion carried unanimously.

Respectfully Submitted,



Hunter Ahrens  
Secretary