

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
November 20, 2017

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, November 20th, 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
Gary Shane, Vice Chairman
Hunter Ahrens, Secretary
Lester Toaso
Steven Block

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

ABSENT: Donna Hess

AGENDA

MOTION by Mr. Shane, seconded by Mr. Ahrens to approve the agenda of the November 20th, 2017 Planning Commission meeting. The motion carried unanimously.

MINUTES

MOTION by Mr. Toaso, seconded by Mr. Ahrens, the Planning Commission approved the minutes of October 16th, 2017. The motion carried unanimously.

Carsonia Park Phase 1 – Preliminary Plan

Mr. Chuck Strodoski, from YSM Architects, and Mr. Jay Worrall, from the Recreation Commission of the Antietam Valley, were available to present the project.

Mr. Rogosky reminded the Planning Commission (PC) members of an informal discussion that had occurred where Mr. Strodoski and Mr. Worrall described their land development project to most members of the PC at the end of the October 16th, 2017 meeting. Mr. Rogosky explained how he had reviewed the original land development submission and prepared a review letter dated October 19th, 2017 to both the Township and applicant. Mr. Rogosky stated that he then received a revised plan resubmission dated November 8th, 2017 to address the comments set forth in the GVC review letter dated October 19, 2017. He then reviewed this new set of plans and submitted a review letter dated November 17th, 2017 to both the Township and the applicant.

Mr. Rogosky reviewed the Great Valley Consultants letter dated November 17th, 2017 for the Planning Commission. Mr. Rogosky recommended to the PC to consider granting approval for a waiver from Section 330-11. Preliminary Plan, to allow for the submission of the plan as a preliminary/final submission.

Mr. Rogosky asked Mr. Strodoski and Mr. Worrall the status of the Water Resource Study of the lake. Mr. Worrall responded that they are “working on it”. Mr. Rogosky suggested that the PC recommend to the Board of Supervisors granting a deferral to Section 330-48. Water Resource Study until the Water Resource Study is completed.

Mr. Rogosky began to address the issue of curbing and sidewalks. He stated that the Township plans to repave Harvey Avenue after the completion of the proposed park improvements. Mr. Strodoski stated that it was their

MINUTES OF SEPTEMBER 18, 2017 PLANNING COMMISSION – PAGE 2 OF 3

design to keep cars from backing out onto Harvey Ave. Mr. Rogosky suggested to the PC that they recommend to the Board of Supervisors granting a deferral from installing curbing until Phase 2 of the project.

Mr. Shane asked what all is included in Phase 1 of the project. Mr. Worrall responded it will include: trails, courts, and a parking lot. Mr. Powell asked if they can place no parking signs along Harvey Ave. Mr. Rogosky stated that it can be addressed by the Township staff.

Mr. Rogosky suggested the PC recommend to the Board of Supervisors granting a deferral for the installation of sidewalk until Phase 2 of the project.

Motion of Mr. Shane, seconded by Mr. Ahrens, the Commission unanimously recommended to the Board of Supervisors a waiver from Section 330-11. Preliminary Plan, to allow for the submission of the plan as a preliminary/final submission, conditional upon a fire review letter and pending further review from the Township engineer and Township staff.

Motion of Mr. Ahrens, seconded by Mr. Toaso, the Commission unanimously recommended to the Board of Supervisors a deferral from Section 330-48. Water Resource Study, until the Water Resource Study is complete.

Motion of Mr. Shane, seconded by Mr. Toaso, the Commission unanimously recommended to the Board of Supervisors a deferral from Installation of Curbing until Phase 2.

Motion of Mr. Ahrens, seconded by Mr. Shane, the Commission unanimously recommended to the Board of Supervisors a deferral from Installation of Sidewalk until Phase 2.

OLD BUSINESS

TCD/FI/HC SALDO

Mr. Pankaj Jobanputra (PJ) from Simone Collins was present to explain ordinance. He explained that this Subdivision and Land Development Ordinance was before the Planning Commission in October and there hasn't been any revisions to date.

Mr. Shane raised the issue of striking out of Section 10.2.C.2. Mr. Shane also wanted to revise Section 10.2.D.4 to reduce the "minimum of four (4") inches in depth" to a "minimum of two (2") inches in depth".

Mr. Powell stated that language needs to be inserted or struck from the ordinance to state that it's not necessary for a registered architect to prepare architectural renderings for Section 3.C. Mr. Powell also touched on the point that this SALDO ordinance would not effect existing structures.

Motion by Mr. Shane, seconded by Mr. Block, the Commission unanimously recommended to the Board of Supervisors an approval contingent upon the recommendations made by the Planning Commission members.

NEW BUSINESS

TCD/FI/HC Proposed Zoning Map

Mr. Jobanputra (PJ) reviewed the proposed map. Mr. Powell asked why the parcels of Taco Bell and Walmart were not included in the TCD. Mr. PJ stated they wanted to stay west of that location. Mr. Rogosky stated that the two areas are two different zones.

Mr. Powell asked why the parcels of Wendy's and Dunkin Donuts were not included in the TCD. Mr. Ahrens asked to have the few parcels including Wendy's and Dunkin Donuts included in the TCD.

Questions over borders arose for each proposed zoning district and time was spent describing each.

