

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
October 16, 2017

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, October 16th, 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: John Granger, Township Manager
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 October 16th, 2017 Planning Commission meeting. The motion carried unanimously.

MINUTES

MOTION by Mr. Toaso, seconded by Mr. Block, the Planning Commission approved the minutes of September 18th, 2017. The motion carried unanimously.

ARS Realty Co. LLC – Preliminary/Final

Mr. Dan Laudenslayer, Surveyor for the proposed Land Development Project addressed the Planning Commission by explaining the project; and stated that the proposed use would most likely be an office building. Mr. Laudenslayer had already met with PennDOT regarding the proposed access onto Perkiomen Avenue. As a result, PennDOT is requiring (2) two separate entrances, one in and one out. The signage for the property was located on PennDOT's Highway Occupancy Plan (HOP). Mr. Rogosky stated that he has not seen the HOP Plans for the signage locations at this time. Mr. Laudenslayer stated he would need an engineer to prepare the lighting plan for the site. He also stated that the existing sign bases are probably the original bases and is unclear on the status of the bases. Mr. Rogosky is concerned if the existing sign bases are encroaching onto the adjacent property owner. Mr. Laudenslayer also stated that for a proposed office use, the site will have adequate parking and will comply with ADA parking requirements.

Mr. Laudenslayer stated that the Berks County Conservation District (BCCD) has not seen an Erosion and Sedimentation Plan (E&S Plan), but that he believes the project would be under 5,000 sq. ft. Mr. Rogosky suggested that Mr. Laudenslayer receive a letter from BCCD, stating no E&S Plan is needed.

Mr. Laudenslayer began talking about the Ultimate Right-of-Way. Mr. Granger told him that PennDOT is proposing to widen Perkiomen to (5) five lanes. Mr. Granger stated that he wants PennDOT to confirm the curb lines that would be in PennDOT's Right-Of-Way as part of the widening project for Perkiomen Avenue. Mr. Rogosky explains that this project is scheduled to bid next year by PennDOT. Mr. Rogosky stated that McMahon

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

Associates is currently reviewing the ARS Realty CO. LLC plan. Mr. Rogosky and Mr. Granger stated they will work with Mr. Laudenslayer in coordinating with PennDOT regarding the Perkiomen Avenue widening project.

Mr. Powell asked Mr. Rogosky to review the letter from Great Valley Consultants dated October 12, 2017. Mr. Rogosky reviewed the numerous points on the letter. He stated that the Township will have to coordinate with PA American Water to see if their water line will be extended to provide service to the proposed Development. Mr. Rogosky also stated that Mr. Laudenslayer will need a water resource study to be conducted. Mr. Rogosky asked for any correspondence regarding any storm water easements and the existing swale located in the rear of the property.

Mr. Laudenslayer stated that the Developer is proposing to use the existing sewer lateral if the condition is adequate. Mr. Rogosky stated he will check with the SEO and Township Sewer Department/Plumbing Inspector. Mr. Laudenslayer will have to verify the location based on the Township Sewer As-Builts and/or field survey information.

Mr. Powell asked where the revised Lighting Ordinance stands. Mr. Rogosky stated that it will be adopted November 13th, 2017. He stated this will help with the project, being more development friendly.

Mr. Powell suggested that the Planning Commission recommend to the Board granting a Waiver from Section 330-11, allowing to submit as a Preliminary/Final Plan.

Motion of Mr. Ahrens, seconded by Mr. Block, to recommend to the Board of Supervisors a waiver from Section 330-11.

OLD BUSINESS

Draft Storage Provisions

Mr. Pankaj Jobanputra (PJ) from Simone Collins was present to explain the ordinance. He reviewed the added definitions, the revised semi-trailer section, as well as the revised Zoning Districts. Mr. PJ also touched upon the rest of the ordinance explaining the other changes.

Motion by Mr. Toaso, seconded by Mr. Ahrens, the Commission unanimously recommended that the Board of Supervisors consider approval for the Storage Provisions.

TCD/FI/HC ordinance updates

Mr. Jobanputra (PJ) reviewed for the Commission changes that have been made since the last time that this was before the Commission. Mr. PJ read through the proposed Zoning Ordinances in their entirety and asked if the Commission had any questions.

Mr. Shane asked the question of a typo error and the topic of changing lot coverage. Mr. PJ explains this for the Commission. Mr. Powell stated that a lot of parcels in the proposed Flex Industrial (FI) District are available land for sale. Mr. Granger agreed with this statement.

Motion by Mr. Powell, seconded by Mr. Toaso, the Planning Commission unanimously recommended that the Board of Supervisors consider approval of the Zoning Districts.

NEW BUSINESS

TCD/FI/HC SALDO draft

