

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
September 17th, 2018

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, September 17th, 2018 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. Glen Powell, Chairman, called the meeting to order at 7:05 p.m. followed by the Pledge to the Flag.

COMMISSION MEMBERS: Glen Powell, Chairman
Gary Shane, Vice-Chairman
Steve Block, Secretary
Lester Toaso
Robert Quinter
Jeffrey Anderton

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

ABSENT: Daron O'Donald

AGENDA

MOTION by Mr. Toaso, seconded by Mr. Block, to approve the agenda of the September 17th, 2018 Planning Commission meeting. The motion carried unanimously.

MINUTES

MOTION by Mr. Shane, seconded by Ms. O'Donald, the Planning Commission approved the minutes of the August 20th, 2018 meeting. The motion carried unanimously.

Fence Easement Agreement – 4508 Farming Ridge Blvd

Mr. Brugger explains the property to the Commission and what is being requested by the property owner. The property owner wishes to move an already present fence that is within the sanitary sewer easement, without an easement agreement, to the edge of his property that will continue to be within the easement.

MOTION by Mr. Block, seconded by Mr. Anderton, to recommend to the Board of Supervisors entering into an agreement to allow the fence on the easement. The motion carried unanimously.

Zoning/Planning Revisions Ph. 2

Mr. Brugger began the discussion by explaining briefly what was to be completed in this round of revisions. He then turned the discussion over to Mr. Peter Simone from Simone Collins.

Mr. Simone talked about the current zoning and the coverage that is permitted in each zoning district. The goal of this revision he stated was to simplify the the coverage requirements. He also stated that the staff wanted to add one to two percent increase to smaller lots that were mostly residential. The staff had based this decision off of GIS and County data.

MOTION by Mr. Quinter, seconded by Mr. Toaso, to recommend to the Board of Supervisors advertisement of the zoning coverage changes as presented. The motion carried unanimously.

OLD BUSINESS

Revised Zoning/SALDO Revisions Ph. 1

Mr. Simone explained to the Commission that staff had received a county review and appropriate changes were made as necessary.

Mr. Powell asked if there were any significant changes made. Mr. Simone stated the comments provided from the County mainly had to do with parking and sidewalk requirements as well as transmission facilities. He also stated that those comments were taken into consideration and changes were made as necessary.

MOTION by Mr. Quinter, seconded by Mr. Toaso, to recommend to the Board of Supervisors advertisement of the Zoning/SALDO Revisions Ph. 1. The motion carried unanimously.

Revised NVO District

Mr. Simone stated that staff had received comments back from the County from their review. He explained what had been struck out of the proposed ordinance or revised. He also explained that this is a Conditional Use for a reason. The staff wanted a proposed use to come before the Board of Supervisors for conditions.

MOTION by Mr. Block, seconded by Mr. Anderton, to recommend to the Board of Supervisors advertisement of the Neighborhood Village Overlay (NVO) District. The motion carried unanimously.

Revised Medical Marijuana

Mr. Simone stated that the county had provided comments that the staff had to go back and revise certain issues. Such issues included the proposed Flex Industrial, removing certain definitions, storage facilities, and hours of operation.

MOTION by Mr. Shane, seconded by Mr. Toaso, to recommend to the Board of Supervisors advertisement of the Medical Marijuana Ordinance. The motion carried unanimously.

Revised Flex Industrial Zoning District

Mr. Brugger explained that the Board had reviewed the proposed zoning district and asked the staff to review and revise certain properties within the Flex Industrial proposed district. The revised map, along with the district and SALDO requirements were now in front of the Commission.

Mr. Simone referenced an issue that property owners were concerned that this would devalue their property. Mr. Simone urged that in fact the opposite would most likely occur.

MOTION by Mr. Quinter, seconded by Mr. Toaso, to recommend to the Board of Supervisors advertisement of the adoption of the Flex Industrial zoning district.

MOTION by Mr. Shane, seconded by Mr. Quinter, to recommend to the Board of Supervisors advertisement of the rezoning map that includes the Flex Industrial zoning district.

MOTION by Mr. Quinter, seconded by Mr. Block, to recommend to the Board of Supervisors advertisement of the SALDO requirements for the Flex Industrial zoning district.

OTHER

Informal Discussion – 3801 Perkiomen Ave (Dominos Pizza)

Mr. Jim Moan of Motley Associates was representing Dominos Pizza located at 3801 Perkiomen Ave. He expressed interest in razing the current building and building a new one. He described the size of the building and that a driveway and curbing would be completed by PennDOT.

Mr. Brugger stated that sidewalks would also be required.

