

Exeter Township Planning Commission Meeting **1/5/2006 Summary**

The Exeter Township Planning Commission met for the first time in 2006 on January 5th at 7:30 PM. The meeting adjourned almost 4 hours later after the Commission was re-organized and the planners heard nine separate issues including proposed developments and waiver requests.

All seven commission members were in attendance with the unanimous voting to continue with *Don Wilson as Chairman* and *Jack Bittig as Vice Chairman*. The commission Secretary was also voted upon with John Ruff receiving the only nomination and being voted in 7-0.

A waiver request was made for the **Fairview Park II** Preliminary Plan. Two of the lots in the proposed development would require driveways that would be positioned on a township road in violation of the zoning ordinance. The waiver was granted for only one of the lots and this recommendation will be passed on to the Exeter Township Supervisors for the final decision.

A plan exemption was requested for the **Robert R. and Norma K. Oswald Subdivision**. It was explained to the planners that a 5.3-acre parcel of land would be divided into three properties. The property only has a small portion that is actually located in Exeter Township and that portion would not be developed. The commissioners agreed that this request would have no impact on Exeter Township and voted to allow it.

The planners reviewed a preliminary plan for the development of the corner of **Route 422 and Shelborne Road**. The site would be the home of a **donut shop with drive through access; parking and some eat in facilities**. The already established Wendy's restaurant access roads would be used to access the new shop with ingress from Shelborne Road and egress onto 422. The questions and concerns brought up by the planners were the traffic and safety impact of being so close to the intersection and they believed that PENNDOT would not be happy with the initial proposal of the developers and this location may be very hard to develop due to the effects on the traffic in the area. Mr. Wilson and Mr. Bittig expressed concern that large trucks would not be able to make turns into and out of the proposed space and the developer stated that only smaller delivery trucks would be used and that all deliveries would be at night to alleviate some of the issues. Another point made by Mr. Bittig was that the storm water plan would have to be evaluated further and would be part of the preliminary plan – final approval.

The **Windy Willows Preliminary Plan** was discussed. This development would span three municipalities and all would have to approve it in order for it to be developed. Mr. Bittig was concerned that the development would be relying on the already troubled St. Lawrence sewage system for conveyance of waste from the new houses. The calculations performed by the developer only took into account the size of the piping and

the capacity of the sewage plant when designing Windy Willows and not the fact that the current status of the system shows that more loads will not be handled well during times of rain. An investigation needs to be done to determine where the water is entering and it should be rectified before pursuing this development. Mr. Bittig and Mr. Wilson both also brought up the concern for the public safety on Old Friedensburg Road and Butter Lane. They felt that those roads were the scenes of too many accidents already and that adding more traffic would make the situation worse. Accordingly, Mr. Bittig and Mr. Wilson were opposed during the voting to approve the preliminary plan that passed by a vote of 5-2.

No One from **Zack's Auto Sales** showed up at the meeting where it was scheduled to review a preliminary plan.

An **Applebee's Restaurant** is proposed for development as part of the **Shelborne Square Shopping Center**. The restaurant would be positioned east of the Zeswitz Music Store and would be accessed via the road that was recently completed as an eastern access to the shopping center. The planners called for the developers to ensure that a retention pond and appropriate draining system is developed in accordance with DEP regulations and that a letter from PENDOT is written and added to the plan stating that a traffic study has been done or waived.

A sketch plan was reviewed by the planners for development of the northwest corner of **Route 422 and Pineland Road**. The proposed development would take the place of several run down homes and Fritz's Auto property. **Several Shops, offices, a bank and a restaurant** (to be determined) will be built. A traffic study is currently in progress and the developer will be complying with DEP regulations on storm water drainage as well as conserving wetlands on the northwest corner of the property.

Please, review the official Planning Commission Meeting Minutes located on the Exeter Township Website for further information. The minutes from this meeting will be posted following approval of the minutes at the meeting in February.