

**CAERNARVON TOWNSHIP
BERKS COUNTY, PA
PLANNING COMMISSION
MEETING MINUTES
AUGUST 25, 2016**

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on August 25, 2016 in the Caernarvon Township Municipal Building located at 3307 Main Street, Morgantown, PA pursuant to notice and according to law.

MEMBERS IN ATTENDANCE

Roger Keith, Member; Donna Jeffery, Member; Sean Zerbey, Member; Charlie Rubendall, Witman Engineers & Consultants, Township Engineer; Ryan Rhode, Great Valley Consultants, Township Planner; Eric Brown, Siana, Bellwoar & McAndrew, Township Solicitor; Randall Miller, Township Administrator/Secretary.

CALL TO ORDER

Chairman Roger Keith called the meeting to order at 7:30 PM with the Pledge of Allegiance.

COMMENTS FROM THE ASSEMBLY

There were no Public Comments.

MINUTES OF THE PREVIOUS MEETING

Donna Jeffery made a motion to approve the minutes from the April 28, 2016 Planning Commission meeting, as corrected. Sean Zerbey seconded the motion. The motion carried with all three Members present voting in favor of the motion.

PLAN REVIEWS

A. Aristides Otero, along with the owner, Anthony Cerone were present to discuss a Sketch Plan for review of the XTL Land Development Plan. This plan is for an approximately 400,000 square foot, vertical warehouse, at the intersection of Morgantown and Shiloh Roads. It was noted that the owner is seeking a variance for building height and setback. Mr. Otero discussed the letters from Planner Ryan Rhode, and Engineer Charlie Rubendall dated August 24, 2016. No other action was taken on this plan.

B. Chris Falencki of Weiser Engineering was present to request the Planning Commission recommend to the Board of Supervisors the waiver of Land Development Plan for the property adjacent to Gideon Hardware (Old Mrs. Smith Pies). The Members of the Planning Commission discussed this request with Mr. Falencki and the Owner, Ben Stoltzfus. Ryan Rhode discussed the position of Great Valley Consultants to deny the request. In defense of his request, Mr. Falencki noted this is a "re-development" of already planned land, and should not require a LDP.

The Members discussed the request with Ryan and with Engineer Charlie Rubendall. During discussions, issues such as stormwater control, parking, and access to Main Street. Following discussion, Donna Jeffery made a motion to recommend to the Board of Supervisors to

Page 2 of 2 Pages August 25, 2016
Planning Commission Minutes

deny the request for waiver, and require the owner to submit a Land Development Plan (LDP). Sean Zerbey seconded the Motion. The motion carried with all three Members present voting in favor of the motion.

There was no further business discussed.

MEMBER COMMENTS

The Chairman Roger Keith asked Secretary Miller if Gideon Hardware had a U & O. Secretary Miller noted that they did have the required permitting.

ADJOURN

Donna Jeffery made a motion to adjourn the meeting. Sean Zerbey seconded the motion. The motion carried with all three Members present voting in favor.

Respectfully Submitted,

Randall Miller
Secretary