

**CAERNARVON TOWNSHIP
BERKS COUNTY, PA
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 27, 2016**

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on October 27, 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; Michelle Raymond, Member; Allen Styer, III, 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

Allen Styer made a motion to approve the minutes from the August 25, 2016 Planning Commission meeting. Michelle Raymond seconded the motion. The motion carried unanimously.

PLAN REVIEWS

Chris Falencki of Weiser Engineering along with Ben Stoltzfus were present to discuss the Land Development Plan (LDP) for Ben's Masonry, the property adjacent to Gideon Hardware (Old Mrs. Smith Pies). Mr. Falencki first requested the Planning Commission consider treating this LDP submittal as if it is for an existing developed property, versus a new LDP for vacant land. This is due to the belief that the owner could not meet development requirements if treated as vacant land. It was stated by Mr. Stoltzfus, and himself that a survey was completed prior to demolition of the existing structures, and that the foundations are still present. The Board asked planner Ryan Rhode his opinion of this request. He noted he has no issue with this as long as there is documentation, entered on the plans, for the previous survey.

Following the discussion on the survey of existing conditions, Mr. Falencki covered the letters from Mr. Rhode and engineer Charlie Rubendall dated October 26, 2016. It was indicated that the owner could meet most of the listed concerns in each of the letters. To go along with this, Ryan Rhode noted that there are standard notations on curbs and sidewalks that will need to be added to the plan and the deferrals would need to be granted by the Board of Supervisors. Additionally, Mr. Falencki requested waivers for scale and Preliminary/Final submissions.

**Page 2 of 2 Pages October 27, 2016
Planning Commission Minutes**

Mr. Falencki discussed with the Members the issues of stormwater, driveway access, parking due to expected building use, and concerns of previously noted transformer disposal occurring on the site. He also requested waivers be recommended to the board of Supervisors. Following discussions, Allen Styer made a motion to recommend to the Board of Supervisors to grant a waiver to Section 301.6 of the Subdivision and Land Development Ordinance (SALDO) and allow a scale of 1" = 30'. Michelle Raymond seconded the Motion. The motion carried unanimously.

Roger Keith made a motion to recommend to the Board of Supervisors to grant a waiver to Section 403 of the SALDO, to allow a Preliminary/Final LDP submittal. Allen Styer seconded the Motion. The motion carried unanimously.

There was no further business discussed.

MEMBER COMMENTS

There were no further comments.

ADJOURN

Allen Styer made a motion to adjourn the meeting. Michelle Raymond seconded the motion. The motion carried with all three Members present voting in favor.

Respectfully Submitted,

Randall Miller
Secretary