

**CAERNARVON TOWNSHIP
BERKS COUNTY, PA
PLANNING COMMISSION
MEETING MINUTES
DECEMBER 22, 2016**

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on December 22, 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; 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 October 27, 2016 Planning Commission meeting. Donna Jeffery seconded the motion. The motion carried unanimously.

PLAN REVIEWS

A. Nick Henn, P.E. of Impact Engineering Group was present to discuss the Land Development Plan Submittal for Heritage Equipment. He first addressed the comments in the letter from Ryan Rhode dated December 7, 2016. The developer will comply with most items; however, they are seeking waivers and a deferral. Additionally, Mr. Henn addressed the letter from Charlie Rubendall dated December 15, 2016.

After discussions with the board Members, and with the agreement of the Engineer and Planner, Mr. Henn requested waivers from SALDO Section 301.6 – Plan Scale; Section 403 – Submittal as Preliminary/Final LDP; Section 513.1 – Monuments; and a waiver from the Township’s Stormwater Ordinance #229. He also is seeking a deferral from installation of sidewalks.

Donna Jeffery made a motion to recommend to the Board of Supervisors to grant waivers from Section 301.6 of the Subdivision and Land Development Ordinance (SALDO) and allow a scale of 1” = 30’; Section 403 of the SALDO, to allow a Preliminary/Final LDP submittal; Section

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513.1 of the SALDO, to allow the property to remain monumented as it currently is. Allen Styer seconded the Motion. The motion carried unanimously.

Allen Styer made a motion to recommend to the Board of Supervisors to grant a waiver from Ordinance #229 Act 167 Stormwater Plan. Sean Zerbey seconded the Motion. The motion carried unanimously.

Allen Styer made a motion to recommend to the Board of Supervisors to grant a deferral of SALDO Section 502.15, allowing the sidewalks to be deferred to a future time, and place the required note on the plan. Donna Jeffery seconded the Motion. The motion carried unanimously.

Following the action on the requested waivers, Mr. Henn requested Preliminary/Final approval. Allen Styer made a motion to recommend to the Board of Supervisors to grant Preliminary/Final approval of the Heritage Equipment LDP contingent on all remaining comments of Mr. Rhode's letter dated December 7, 2016, and Mr. Rubendall's letter dated December 15, 2016 being addressed. Sean Zerbey seconded the Motion. The motion carried unanimously.

B. 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). It was noted by Secretary Miller that the Township Board of Supervisors has granted waivers for plan scale and P/F submittal at their November 8, 2016 meeting.

Mr. Falencki first addressed issues of parking and stormwater run-off. It was acknowledged that the best method of handling the parking, and driveway ingress and egress issues is with an agreement with Gideon Hardware (owned by the same person), that will be recorded with the plans as a right-of-way easement. In the matter of stormwater, Engineer Charlie Rubendall has requested a detail plan be placed on the LDP submittal showing the grading and run-off of stormwater.

Mr. Falencki then discussed the letters of Ryan Rhode and Charlie Rubendall dated December 12, 2016. He will add the required notes to the plan as discussed for trips, stormwater, and wall construction. Mr. Falencki then requested a waiver of SALDO Section 513.1 – Monuments and deferrals from SALDO Section 502.7 and 502.15, allowing the curbs and sidewalks to be deferred to a future time, and placing the required notes on the plan.

Roger Keith made a motion to recommend to the Board of Supervisors to grant a waiver to Section 513.1 of the SALDO, to allow the property to remain monumented as it currently is. Donna Jeffery seconded the Motion. The motion carried unanimously.

Roger Keith then made a motion to recommend to the Board of Supervisors to grant deferrals of SALDO Sections 502.7 and 502.15, allowing the curbs sidewalks to be deferred to a future time, and place the required notes on the plan. Allen Styer seconded the Motion. The motion carried unanimously

After the motion for the requested waiver and deferrals, Mr. Falencki requested Preliminary/Final approval of the LDP. Allen Styer made a motion to recommend to the Board of Supervisors to grant Preliminary/Final approval of the Heritage Equipment LDP contingent on all remaining comments of Mr. Rhode's letter and Mr. Rubendall's letters dated December 14, 2016 being addressed. Sean Zerbey seconded the Motion. The motion carried unanimously.

OTHER BUSINESS

Solicitor Eric Brown noted a draft ordinance is available for the Board Members to review. This ordinance would address “mini”- cell towers and their installation in the Township. This is a new trend, and Mr. Brown wants the Township to be prepared. The Board Members will review the proposed ordinance and prepare to discuss at their next meeting.

MEMBER COMMENTS

There were no further comments other than Merry Christmas and Happy New Year.

ADJOURN

Allen Styer made a motion to adjourn the meeting. Sean Zerbey seconded the motion. The motion carried unanimously, and the meeting adjourned at 8:33 p.m.

Respectfully Submitted,

Randall Miller
Secretary