

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

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on February 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; 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 7:32 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 January 28, 2016 Planning Commission meeting. Sean Zerbey seconded the motion. The motion carried with all Members present voting in favor of the motion.

PLAN REVIEWS

A. William Dion of the Wolfson Group was present to discuss the Land Development Plan for Morgan Crossing, Mavis Discount Tires. He noted that most items of the previous letters have been addressed. He also stated all other items on Ryan Rhode's and Charles Rubendall's letters of February 16, 2016 will be addressed.

Following discussion on these items, Mr. Dion requested a recommendation for Preliminary and Final approvals:

1. Allen Styer made a motion to recommend to the Board of Supervisors Preliminary Plan approval. The motion carried with all members present voting in favor of the motion.
2. Allen Styer then made a motion to recommend to the Board of Supervisors Final Plan approval, contingent on all outstanding items of the letters from Ryan Rhode and Charlie Rubendall have been addressed. The motion carried with all members present voting in favor of the motion.

B. Stephen Bensinger of Stackhouse Bensinger, Inc. discussed the Land Development Plans for the Kidjoy Project of Iron Mountains. He noted that the Supervisors had approved the

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waivers, deferral, and relief recommended at last month's meeting. He discussed the review letters of Ryan Rhode's dated February 18, 2016, and Charles Rubendall's dated February 24, 2016. They will meet the remaining comments; however.

Following discussion by the Members Mr. Bensinger requested Preliminary approval of the LDP.

Allen Styer made a motion to recommend to the Board of Supervisors Preliminary Plan approval, contingent on outstanding items of the letters from Ryan Rhode and Charlie Rubendall being addressed. The motion carried with all members present voting in favor of the motion.

C. Secretary Miller noted that the Supervisors had granted a waiver of Land Development Plan for Phase 1 of the Sheds Unlimited development along Valley Road. Solicitor Eric Brown briefly discussed the agreement.

There was no further business discussed.

MEMBER COMMENTS

The Members asked Secretary Miller to check on Michelle Raymond and Donna Jeffery.

ADJOURN

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

Respectfully Submitted,

Randall Miller
Secretary