

**CAERNARVON TOWNSHIP  
BERKS COUNTY, PA  
PLANNING COMMISSION  
MEETING MINUTES  
MAY 25, 2017**

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on May 25, 2017 in the Caernarvon Township Municipal Building located at 3307 Main Street, Morgantown, PA pursuant to notice and according to law.

**MEMBERS IN ATTENDANCE**

Sean Zerbey, Chairman; Roger Keith, Member; Donna Jeffery, Member; Scott Anderson, Great Valley Consultants, Township Planner and Engineer; Eric Brown, Siana, Bellwoar & McAndrew, Township Solicitor; Randall Miller, Township Administrator/Secretary.

**CALL TO ORDER**

Sean Zerbey called the meeting to order at 7:30 PM with the Pledge of Allegiance.

**COMMENTS FROM THE ASSEMBLY**

There were no comments at this time.

**MINUTES OF THE PREVIOUS MEETING**

Roger Keith made a motion to approve the minutes from the April 27, 2017 Planning Commission meeting. Donna Jeffery seconded the motion. The motion passed on a vote of three members in favor, and none opposed.

**PLAN REVIEW**

A. Jason Shaner, PE, Impact Engineering was present to discuss the Deer Run Properties and Burckhardt Land Annexation Plan. He addressed issues in Great Valley Consultants' (GVC) Scott Anderson's letter dated May 22, 2017, and can meet all the requirements. The engineers, along with the Planning Commission Members, discussed existing non-conforming conditions, which are noted on the plan. Having no other issues, Donna Jeffery made a motion to recommend to the Board of Supervisors the approval of the Deer Run Land Annexation Plan, conditioned on any outstanding comments being addressed. Roger Keith seconded the motion. The motion passed on a vote of three members in favor, and none opposed.

B. Christopher Falencki, PE of Weiser Engineering Consultants, LLC along with Steve Stoltzfus, owner, presented a Land Development Plan of the Shed's Unlimited development along Valley Road. They noted and thanked the Township for the granting of the previous waiver to allow the project to begin. Engineer Falencki addressed that the Plan submitted was per the requirements of the waiver, and is inclusive of the work being completed along with all planned work for Phase I construction. He then discussed the comments form GVC's Letter dated May 24, 2017. Along with these discussions on the comments, her requested waivers for Subdivision and Land Development Ordinance (SALDO) Section 301.3 and 403 to allow a Preliminary/Final submittal; Section 301.6 to allow a scale other than 1" = 50'; Section 404(f) to allow "Key" scale of other than 1: = 800'; Section 513 to allow the monuments as have been installed. He also requested deferrals from SALDO Sections 502.7 and 502.15 to defer the installation of curbs and sidewalks.

Engineer Falencki noted they could meet all other comments, and requested plan approval. The Members discussed along with Engineer Anderson, and Solicitor Brown, the existing stormwater easement, and the encroachment of the current construction onto this easement. It was noted by the Engineer, and the Solicitor agreed, that the owner would be responsible for ensuring the integrity of existing structures, and if damage is discovered, the subsequent repair.

Following these discussions, motions were presented as follows:

1. Roger Keith made a motion to recommend to the Board of Supervisors the granting of waivers from SALDO Section 301.6 to allow a scale other than 1" = 50', and Section 404(f) to allow a "Key" scale of other than 1" = 800'. Donna Jeffery seconded the motion. The motion passed on a vote of three members in favor, and none opposed.
2. Donna Jeffery made a motion to recommend to the Board of Supervisors the granting of waivers from SALDO Section 513 to allow the monuments as have been installed. Roger Keith seconded the motion. The motion passed on a vote of three members in favor, and none opposed.
3. Roger Keith made a motion to recommend to the Board of Supervisors the granting of waivers from SALDO Section 301.3 and 403 to allow a plan submittal as Preliminary/Final. Donna Jeffery seconded the motion. The motion passed on a vote of three members in favor, and none opposed.
4. Donna Jeffery made a motion to recommend to the Board of Supervisors the granting of deferrals from SALDO Section 502.7 and 502.15 to defer the installation of curbs and sidewalks, contingent on the Township's standard verbiage being included on the Plans. Roger Keith seconded the motion. The motion passed on a vote of three members in favor, and none opposed.
5. Following motions on waivers and deferrals, Member Roger Keith made a motion to recommend to the Board of Supervisors the approval of the Shed's Unlimited Preliminary Plan. Donna Jeffery seconded the motion. The motion passed on a vote of three members in favor, and none opposed.
6. Roger Keith then made a motion to recommend to the Board of Supervisors the approval of the Shed's Unlimited Final Plan contingent on all remaining comments of Mr. Anderson's letter dated May 24, 2017 being addressed; that a trip generation plan be submitted; that a notice from the Municipal Authority, indicating that no water service is required at this location. Donna Jeffery seconded the motion. The motion passed on a vote of three members in favor, and none opposed.

C. Michael Hartman, PE, DH Enterprises, along with owner John Panizza were present to discuss Morgan Meadows. The Plan (LDP) calls for 18 apartments on the site. Michael Hartman reviewed the letter from Engineer/Planner Scott Anderson dated May 24, 2017. He indicated that the developer could meet most of the remaining items from Mr. Anderson's letter. He also stated that the developer is requesting an additional waiver from two of the items discussed.

The Board Members discussed the recommendation of the Zoning Hearing Board (ZHB) for the project to be required to conduct a traffic impact study. Following this discussion, Allen Styer made a motion to recommend to the Board of Supervisors that a traffic study be conducted. Donna Jeffery seconded the motion. The motion carried unanimously.

The Board Members also discussed open space requirements, traffic flow internal to the site, and exterior lighting. Terry Naugle, Zoning Officer, along with the Solicitor, Mike Crotty,

**Page 3 of 3 Pages May 25, 2017**  
**Planning Commission Minutes**

outlined the Township's requirements. Additionally, Solicitor Crotty indicated that the LDP should include the conditions set forth by the ZHB.

David Saneck, 3500 Main Street, discussed his concerns with traffic flow, and ingress/egress from the site; indicating he preferred to see vehicles exiting onto South Street versus onto South 3<sup>rd</sup> Avenue. His concern is with his patients leaving his driveway, and being able to access Main Street from 3<sup>rd</sup> Ave. The developer, Mr. Panizza indicated he has tried to gain access to Morgantown Apartments for the use of their exit onto South Street, but has not been able to come to an agreement on the use of a common drive. Additionally, Mr. Panizza noted that a traffic study was completed, and indicated no loss of function at any of the intersections studied.

Following all discussions, Engineer Michael Hartman formally requested a waiver of the entrance curb radius of 35°. The Planning Commission Members discussed this request in detail, with Mr. Panizza and Mr. Hartman. The feeling was that there seemed to be no good reason to reduce the radius. Secretary Miller noted that with only three Members in attendance, no motion could go forward without a unanimous vote. Because of this, the developer dropped the requested waiver, and noted he could bring it directly to the Board of Supervisors. In any case, Member Donna Jeffery expressed her opposition to reducing the curb radius.

Following all discussion, Roger Keith made a motion to recommend to the Board of Supervisors the approval of the Morgan Commons Preliminary Land Development Plan. Donna Jeffery seconded the motion. The motion passed on a vote of three members in favor, and none opposed.

Roger Keith then made a motion to recommend to the Board of Supervisors the approval of the Morgan Commons Final Land Development Plan contingent on all remaining comments of Mr. Anderson's letter dated May 24, 2017 being addressed; that agreements discussed be included in the Plan. Sean Zerbey seconded the motion. The motion passed on a vote of three members in favor, and none opposed.

**BUSINESS**

There was no further business discussed.

**MEMBER COMMENTS**

There were no Member comments.

**ADJOURN**

Roger Keith made a motion to adjourn the meeting. Donna Jeffery seconded the motion. The motion passed on a vote of three members in favor, and none opposed. The meeting adjourned at 9:21 p.m.

Respectfully Submitted,

Randall Miller  
Secretary