

**CAERNARVON TOWNSHIP  
BERKS COUNTY, PA  
PLANNING COMMISSION  
MEETING MINUTES  
OCTOBER 26, 2017**

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on October 26, 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; Nora Filmore, Member; Allen Styer III, Member; Scott Anderson, Great Valley Consultants, Township Planner and Engineer; Andy Bellwoar, 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**

Allen Styer made a motion to approve the minutes from the September 28, 2017 Planning Commission meeting. Roger Keith seconded the motion. The motion carried unanimously.

**PLAN REVIEW**

A. Representatives for the Morgantown Apartments were not present. No discussion was held.

B. John Riebow, Engineer, was present along with the owners of Hillside Custom Machining. They have submitted a Land Development Plan for property along Morgan Way near Morgan Corp. Engineer Riebow, along with Peter Kurzyna discussed the company and their plans.

Engineer Riebow then discussed the Township Engineer's letter dated October 25, 2017. Mr. Riebow and the owners of Hillside Custom Machining noted they would comply with the remaining comments. They met with the Township's Road Foreman and Engineer to discuss the issue of required road widening and improvements, and have come to an agreement on these issues.

The owners through their Engineer, requested a deferral of the installation of curbs. Following discussions, and the recommendation of Engineer Anderson, Roger Keith made a motion to recommend to the Board of Supervisors the deferral of SALDO section 502.7, to defer the installation of curbing and place the required statement on the plan, in the form discussed. Allen Styer seconded the motion. The motion carried unanimously.

The owners then requested Preliminary and Final approval of the plan. Allen Styer made a motion to recommend to the Board of Supervisors Preliminary/Final approval of the Hillside Machining LDP, conditioned on all remaining comments of the Engineers' Letter dated October 25, 2017 being addressed. Roger Keith seconded the motion. The motion carried unanimously.

C. Engineer Anderson discussed that the Wexford Court stormwater issue is still being investigated, and discussed with the developer and his engineer. No action is required by the Planning Commission.

## **BUSINESS**

Secretary Miller introduced a change recommended by the Board of Supervisors [to amend the Zoning](#) Ordinance. Solicitor Bellwoar then discussed the details of the changes, and noted the requirements of the Municipalities Planning Code (MPC) for the Planning Commission to discuss. The Members reviewed the Draft changes to the Township's Zoning Ordinance [for uses in the IOP \(Industrial Office Park\) zone](#). The current Ordinance allows for uses that will negatively impact residential districts located adjacent to the [Industrial Office Park \(IOP\)](#) Zoning District. The [Township](#) Supervisors were surprised to find that warehousing is an allowed use in the IOP [district](#), and are making the change to remove this use. Solicitor Bellwoar noted that warehouses are an allowed use, [and better](#) suited in other zoning districts within the Township.

The Members agreed with the proposed changes for the allowed uses in the IOP district. After discussion, Nora Filmore made a motion to recommend to the Board of Supervisors the adoption of [this](#) change to allowed uses in the IOP [Zoning District](#) and to amended the Zoning Ordinance in the format discussed at this meeting. Roger Keith seconded the motion. The motion carried unanimously.

## **MEMBER COMMENTS**

A. Engineer Scot Anderson updated the Members on Morgan Commons request to return to a past variance allowing Townhouses. He also noted that XTL is continuing to move forward with development on their property along Shiloh Road. The Members did not take a position on these items.

B. The Members did discuss the lack of attendance by representatives of Morgantown Apartments. Since there does not appear to be a need for a meeting in November, they are concerned about lack of action on this LDP. Roger Keith made a motion to request and indefinite time extension form the developer for the Morgantown Apartments. Allen Styer seconded the motion. The motion carried unanimously.

There were no further Member comments.

## **ADJOURN**

Roger Keith made a motion to adjourn the meeting. Allen Styer seconded the motion. The motion carried unanimously. The meeting adjourned at 8:07 p.m.

Respectfully Submitted,

Randall Miller  
Secretary