

**CAERNARVON TOWNSHIP
BERKS COUNTY, PA
PLANNING COMMISSION
MEETING MINUTES
DECEMBER 28, 2017**

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on December 28, 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; Nora Filmore, Donna Jeffery, Member; Member; Allen Styer III, Member; Terry Naugle, Great Valley Consultants, Township Zoning Officer; 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

Donna Jeffery made a motion to approve the minutes from the October 26, 2017 Planning Commission meeting. Allen Styer seconded the motion. The motion carried unanimously.

PLAN REVIEW

A. Representatives for the Morgantown Apartments were not present. Terry Naugle updated the Board Members on the current status of reviews for their LDP, in a letter issued by Scott Anderson dated December 20, 2017. Additionally, Solicitor Eric Brown noted they would need to appear at the next Planning Commission meeting in January, or grant the Township an extension of time necessary for review. No further discussion was held.

B. Russel Long, Project Manager from Bogia Engineering, Inc. was here to represent the Lot #4 Heritage Drive LDP. He noted that the developer would comply with the noted form Engineer Anderson's letter dated December 27, 2017. He also stated the firm and developer were aware of the issue with zoning of this property. Solicitor Brown briefed the Members on the options the developer has for mitigating the non-conforming use. The Board Members took no action.

C. Terry Naugle noted that no plans have been submitted by XTL for their Shiloh Road property; however, he stated that there was a conversation with the owner, and that an agreement for sale is in place to acquire additional property to mitigate setback concerns. No further action was taken.

BUSINESS

A. Terry Naugle noted that there is a request before the ZHB for a use variance. Mr. Patel has applied for a variance and is requesting his farmhouse be allowed a use as an apartment building. Terry stated the building has been used as a boarding house, a non-complying use, and that there would need to be major improvements to allow the building to comply with codes as apartments. Most notably are the requirements for a bathroom in, and a door for each apartment. The hearing is scheduled for January 11, 2018. Solicitor Brown noted the Planning Commission and the Board of Supervisors could make recommendations to the ZHB for certain conditions should the variance be granted. The Members did not take a position on this variance request.

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B. Solicitor Eric Brown discussed a draft amendment to the Township's Zoning Ordinance. Currently, no provision exist for a casino in any Township zone. This amendment would require casinos to be built in a C-3 district, meeting certain size and location criteria. Additionally, the amendment would strengthen existing provisions for light, buffers, parking, etc. in the current Ordinance.

The Members agreed to review the proposed amending changes, and prepare to discuss at future Planning Commission meetings.

C. Secretary Miller noted the change to Meeting days as the 3rd Tuesday at 7:30 p.m.

MEMBER COMMENTS

There were no further Member comments.

ADJOURN

Allen Styer made a motion to adjourn the meeting. Donna Jeffery seconded the motion. The motion carried unanimously. The meeting adjourned at 8:27 p.m., with the next meeting scheduled for January 16, 2018.

Respectfully Submitted,

Randall Miller
Secretary