

**PLANNING COMMISSION
MEETING MINUTES**

APRIL 17, 2018

The Caernarvon Township Planning Commission held a public meeting on April 17, 2018, at the Caernarvon Township Municipal Building located at 3307 Main Street, Morgantown, PA, pursuant to notice according to law.

MEMBERS PRESENT

Sean Zerbey, Chairman; Roger Keith, Co-Chairman; Allen Styer, Member; Donna Jeffery, Member; and Nora Filmore, Member. Township Engineer Scott Anderson, Great Valley Consultants, and Township Solicitor Eric M Brown, Siana Bellwoar, were also in attendance.

CALL TO ORDER

Chairman Sean Zerbey called the meeting to order at 7:33 PM.

COMMENTS FROM THE ASSEMBLY

There were no comments from the assembly.

MINUTES OF THE PREVIOUS MEETING

Donna Jeffery made a motion to accept the minutes of the February 20, 2018, Planning Commission meeting with the correction of the spelling of Sean Zerbey's name. Roger Keith seconded the motion. The motion carried unanimously. The March meeting was cancelled due to snow.

PLAN REVIEWS

Russ Long, Bogia Engineering Inc, was present to discuss Lot 4A – Heritage Drive. He stated the Plan was submitted in January 2018. They recently submitted a zoning text amendment to provide for storage use. Mr. Long seeks to get a recommendation to pass the proposed zoning text amendment on to the Board of Supervisors for approval.

Eric Brown stated storage use is not permitted in the zoning district without a zoning text amendment. The applicant had made the zoning text amendment application to provide for storage. Eric stated the applicant must make sure the land development application can comply with the proposed conditions on Page 2, #26 of the IOP.

This revised draft plan has eight (8) loading docks and the previous plan had 4-6. RPC Manufacturing site on Hemlock Road has storage for items they are manufacturing as well as some finished goods before they are shipped to customers. This new warehouse would contain occupant-owned storage used in conjunction with their existing business. Light assembly would be to put the components together. Their own trucks would move their products from the Hemlock Road facility to the Heritage Drive facility and the number of trucks would not increase.

Allen Styer would like clarification that they are only housing their own goods and not transporting someone else's products. Our Board was assured that they are not selling to any consumers but only to companies who put their own products in and then sell to consumers. Eric said he could include wording that goods or wares being stored shall be owned by the occupant of the building/business. Allen Styer made a motion to recommend approval of the zoning text amendment with the proposed changes to the amendment at Section 26.b. (change from 6 to 8 loading docks), 26.e. (amending "distribution" being defined as the action of supplying goods to third party stores and directly to stores, businesses, or consumers), and adding 26.h.(goods or wares may be stored in a Structure or Building on the Lot only if the goods or wares are manufactured by the occupant

of the Structure or Building). Donna Jeffery seconded the motion. The Engineer should submit a written request for a 90-day extension.

BUSINESS

- A. IOP Ordinance – The revised ordinance must be submitted to the County Planning Commission for thirty (30) days and if there are no changes, we are then authorized to advertise. It will be the end of May until we get the information back from the County Planning Commission which means in late June the Board can act on it. The task was to expand uses in the IOP, Section 1 clarifying uses through additional definitions to eliminate ambiguity, A Conditional Use Section can be created. This would identify potential uses that would be more sensitive and have more impact on surrounding communities. Section 1, Section 579B “Uses Permitted by Right” (uses that are capitalized are further defined on Page 8). Under “5. Recreation, Nonpublic Outdoor,” Eric will amend wording to Recreation, Nonpublic Outdoor except for outdoor shooting ranges. Under Section 579C Uses Permitted by Conditional Use, Allen said to move “9. Motor vehicle services: repair, body work, vehicle towing service, or any combination thereof” to Section 579B Uses Permitted by Right. Terry Naugle, Great Valley Consultants, said to eliminate “15. Group Day Care Home” from the IOP.
- B. Beiler property – At the beginning of the development, seven (7) properties face the proposed warehouse. Allen proposes moving the IOP all the way over and not have the PRD. Scott said the developer might be able to build in that zoning boundary and still have the same zoning requirements. He said he believes it is 50’ they can go over the IOP line by special exception. No other residential buffer is in this IOP. Roger said PRD could be part of open space. Eric will clarify the definition that might be triggered with any contiguous residential boundary. Allen made a motion to forward the IOP Ordinance Amendment with the recommended corrections to the County Planning Commission for review. Roger Keith seconded the motion. The motion passed. Donna Jeffery made the motion that the Amended IOP Ordinance is consistent with the Comprehensive Plan. Roger Keith seconded the motion. The motion passed.
- C. Home Business Ordinance – Allen wants required parking spaces available as of the time per the permit application. Terry Naugle, Great Valley Consultants, stated if a request is to expand parking, the homeowner must apply for a parking permit. It was stated Route 23 and Route 10 are major roads and Twin Valley, Shiloh, and Mill Roads are considered collector roads. Broad Ax Pass is considered a local street. Terry asked if we need to clarify that the former No Impact Home Based Business is now known as Minor Impact. Eric said there are three (3) types of proposed home-based businesses: No Impact, Minor Impact, and Major Impact. In R5, R4, and R3, all home-based businesses are by special exception. Discussion on Home Business Ordinance will continue at next meeting.

MEMBER COMMENTS

Scott Anderson, Great Valley Consultants, received a letter from Stackhouse regarding the XTL Property granting Caernarvon Township Board of Supervisors a 90-day time extension from May 20 for review of the plan addressing the township’s concerns. Allen Styer made a motion to accept the request and Roger Keith seconded it. Everyone agreed. XTL will be at the Planning Commission meeting in May to go over the revised plan and waiver requests.

ADJOURN

Allen Styer made a motion to adjourn the meeting. Roger Keith seconded the motion. The meeting adjourned at 9:55 pm.

Respectfully Submitted,

Nora Filmore
Temporary Secretary