

**CAERNARVON TOWNSHIP
BERKS COUNTY, PA
PLANNING COMMISSION
MEETING MINUTES**

JUNE 19, 2018

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on June 19, 2018 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, Chairperson; Allen Styer, III, Member; Nora Filmore, Member; Roger Keith, Member; Scott Anderson, Great Valley Consultants, Township Engineer and Planner; Eric Brown, Siana, Bellwoar & McAndrew, Township Solicitor; Joan Bair, Township Administrator/Secretary; Donna Jeffery, Member Not Present.

CALL TO ORDER

Sean Zerbey, Chairperson, called the meeting to order at 7:32 PM with the Pledge of Allegiance. Solicitor Eric Brown recommended the Board appoint a Permanent Secretary.

COMMENTS FROM THE ASSEMBLY

No comments.

CORRESPONDENCE

The committee reviewed the Berks County Plan Review Fee change effective July 1, 2018.

MINUTES OF THE PREVIOUS MEETING

Allen Styer made a motion to approve the minutes from the May 15, 2018 Planning Commission meeting with corrections noted for Member Comments section, sentence two (2). Correction noted is revising sentence to read “reviewing zoning for the C1 District, section pertaining to businesses that provide services and sell goods”. Sean Zerbey seconded the motion. The motion carried with all Members present voting in favor of the motion.

PLAN REVIEWS

Allan Zimmerman, Morgantown Apartments Project Manager presented revised Preliminary Land Development Plans. The project proposes construction of four (4) apartment buildings, 77 units, approved Zoning Hearing Board Decision Dated May 21, 2018. Planning Commission requests more detailed written justification for waivers requested. Justification requested is to include any possible ramifications that the request(s) may have on public health safety and welfare. Applicant requests waivers for the following: vertical curb per Section 502.7 requirement; clear sight triangle of 150 feet per Section 502.11(a) requirement; sidewalk along frontage of Main Street (SR 0023) per Section 502.15 requirement; And, access drive cartway width of 33 feet. Applicant indicates waiver request to allow a 24 foot wide access drive. In addition, for the clear sight triangle waiver, Planning Commission requested schematics or

illustrations demonstrating what the sight line would look like in the event the waiver is granted. Lastly, in an effort to satisfy the Township's open space requirement in SALDO section 511, the Planning Commission requested the developer to explore whether recreational facilities can be included as a component of the development. Roger Keith made a motion to revisit analysis recommendations requested by the Planning Commission Members. Nora Filmore seconded the motion. Motion carried with all Members present voting in favor of the motion. In addition, Roger Keith made a motion to acknowledge receipt of project extension request for Morgantown Apartments. Nora Filmore seconded motion. Motion carried.

Wexford Court Revised Plans reviewed. Approval is for one additional unit/townhome. The original approved Land Development Plan for 14 units needs to be revised to reflect a total of 15 units. Scott Anderson reported no zoning concerns. The cut slope/vertical drop and 2' of soil needs to be stabilized when fence is installed. Building code requires certification by an engineer or architect indicating that the retaining wall/rock wall is stable. Waivers granted to the previously approved plan are identified on the Great Valley Consultants (GVC) review letter dated June 18, 2018. The waivers and meeting date the approval is granted by the Board of Supervisors shall be indicated on the Plans. Allen Styer made a motion to recommend approval of Preliminary/Final Plans subject to compliance of GVC's letter of recommendation dated June 18, 2018. Roger Keith seconded motion. All in favor. Motion carried.

BUSINESS

Lot 4A Heritage Drive Zoning Text Amendment status, allowing for storage use, was provided by Solicitor Eric Brown. The Board of Supervisors will take action on the amendment at their next public meeting to be held on June 26, 2018.

Members reviewed Berks County Planning Commission comments for the proposed IOP zoning amendment regulations within the Caernarvon Township Zoning Ordinance. Solicitor Brown recommended accepting general comment #1 regarding fuel sales allowed by right OR by special exception for convenient stores. Revisions will be made to Section 579C. For comment #2, Solicitor Brown has requested further details from Berks Planning Commission regarding their recommendation to not increasing the permitted percentage of impervious coverage, Section 579E.

Members reviewed Berks County Planning Commission comments for the proposed Home Occupation and No-impact Home Based Business Regulations zoning amendment. Section 623D(3) will be corrected to remove "Major Home Occupation" per General Comment #1. No further input required. Allen Styer made a motion to declare the Home Occupation and No-Impact Home Based Business Regulations are consistent with the Caernarvon Township Comprehensive Plan. Roger Keith seconded motion. All in favor. Motion carried. Additionally, Allen Styer made a motion to recommend approval for Home Occupation and No-Impact Home Based Business Regulations to the Board of Supervisors. Nora Filmore seconded motion. All in favor. Motion carried.

Members reviewed the Valore memorandum regarding the proposed cell tower at 4456 Main Street. No action required.

Casino Ordinance is still under review. Solicitor Eric Brown recommends not holding up forwarding the Lighting and Landscaping Standards draft Ordinance for approval. Allen Styer made a motion to declare the Lighting and Landscaping Standards Draft Ordinance consistent with the Caernarvon Township Comprehensive Plan. Roger Keith seconded

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motion. All in favor. Motion carried. Additionally, Allen Styer made a motion to recommend approval to the Board of Supervisors for the Lighting and Landscaping Standards Draft Ordinance. Nora Filmore seconded motion. Motion carried.

Members discussed Ordinance #210, The Keeping of Certain Animals Within The Township of Caernarvon. Section 1, Definitions was reviewed. No action was taken.

MEMBER COMMENTS

ADJOURN

Having no further business, Chairman Sean Zerbey adjourned the meeting at 9:30 p.m.

Respectfully Submitted,

Joan A. Bair
Secretary