

**CAERNARVON TOWNSHIP  
BERKS COUNTY, PA  
PLANNING COMMISSION  
MEETING MINUTES  
JULY 17, 2018**

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on July 17, 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 7:30 PM with the Pledge of Allegiance.

**COMMENTS FROM THE ASSEMBLY**

No comments.

**CORRESPONDENCE**

The committee reviewed and discussed the County of Berks Planning Commission Response Letter to Impervious Coverage inquiry. The County has concerns about infiltration for water quality and recharge. The Committee discussed increasing impervious coverage benefitting allowances for larger versus smaller properties. It was noted that if the impervious coverage is increased, the Township's Stormwater Ordinance could be revised to require developers to do a little more for infiltration, for example, adding more trees in basin area. Solicitor Eric Brown explained that within the zoning ordinance, an objective standard is a concern for impervious coverage over 65%. The consensus is that the committee will further explore the idea of increasing the impervious percentage. In particular, tiering data for both large and small parcels.

**MINUTES OF THE PREVIOUS MEETING**

Roger Keith made a motion to approve the minutes from the June 19, 2018 Planning Commission meeting with correction of seconded motion made, should be Chairman Sean Zerbey not Roger Keith. Nora Filmore seconded motion. Motion carried with all Members present voting in favor of the motion.

**PLAN REVIEWS**

- A. No action was taken for 4020 Main Street & Heritage Drive LDP. Agenda item removed upon Developer's request.
- B. GVC letter dated July 17, 2018 was reviewed for the revised Preliminary/Final Land Development Plans titled, "XTL, Inc". Mr. Otero, Project Manager for XTL, Inc.

proceeded with presentation for the revised plans. The proposed building was moved back, a SALDO waiver has been requested for scale drawing per Section 301.6.a, and several improvements were incorporated at entrance way. Committee members inquired about an estimated number for truck traffic. Mr. Otero did not have a concrete number at the time. However, it was noted that a traffic study was previously completed. Project Owner is in support of Township forwarding plans to PennDot for review. E&SC Plans were formally provided at the meeting. The Planning Commission members are in favor of “dirt moving” for E&CS grating phase subject to Township protection. Township Engineer Scott Anderson elaborated on item #8 on page 4 of his report. This item requires a special exception for the design dealing with the foundation slopes. On page 5 a SALDO waiver is requested for the scale size, and on page 6 item #10 explains additional landscaping may be recommended by the Planning Commission. Additional landscaping could include proposed ponds and increased screen. Discussion ensued about item number 12 on page 6 regarding roadway improvement and Right of Way requirements. Communication with neighboring property owners would be necessary for any potential Right of Way matters. Planning Commission waiver is requested for driveway requirement, plans include driveway width of 16.5’. Planning Commission members have decided to wait for Fire Marshall review results before making a recommendation for waiver request. Allen Styer made a motion to recommend granting waiver of Section 301.6a. of the SALDO (concerning Plan Scale requirements). Nora Filmore seconded motion. All in favor. Motion carried. Additionally, Roger Keith made a motion to recommend granting waiver of Sections 301.3 and 403 of the SALDO (to allow the application to be submitted as a preliminary/final plan). Allen Styer seconded motion. All in favor. Motion carried. Lastly, Allen Styer made a motion to recommend that an extension of the plan review deadline be granted to the Township through the end of November 2018. Nora Filmore seconded motion. All in favor. Motion carried.

- C. Morgantown Apartments plans have not been resubmitted for review. Currently waiting for PennDot and Conservation District responses.
- D. Lot 4A Heritage Drive plans are forthcoming.

## **OTHER BUSINESS**

No update for Casino. Solicitor Eric Brown will follow up with contact.

Proposed Zoning Ordinance Governing Lighting & Landscaping Ordinance Standards has been advertised for Public Notice, and will be considered by the Caernarvon Township Board of Supervisors at its meeting on Tuesday, July 24, 2018.

Proposed Amendment to Home Occupation Ordinance has been advertised for Public Notice, and will be considered by the Caernarvon Township Board of Supervisors at its meeting on Tuesday, July 24, 2018.

**MEMBER COMMENTS**

There were no further Member comments.

**ADJOURN**

Allen Styer made a motion to adjourn the meeting. Roger Keith seconded motion. All in favor. Motion carried. The meeting adjourned at 9:22 p.m.

Respectfully Submitted,

Joan A. Bair  
Secretary