

**CAERNARVON TOWNSHIP
BERKS COUNTY, PA
PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 18, 2018**

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on September 18, 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; Roger Keith, Member; Donna Jeffery, Member; Scott Anderson, Great Valley Consultants; Eric Brown, Siana, Bellwoar & McAndrew, Township Solicitor; Joan Bair, Township Administrator/Secretary.

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.

Chairman Zerbey proceeded to explain that the Planning Commission has a vacancy for a committee member. He nominated the most senior Alternate Planning Commission member, Jeffrey Vickers. The Planning Commission's recommended candidate will be appointed at a later date by the Board of Supervisors. Donna Jeffery made a motion to appoint assigned alternate Planning Commission member Jeffrey Vickers. Sean Zerbey seconded motion. All in favor. Motion carried. Solicitor Eric Brown noted that assigned alternate will be expected to continue as a member until a started project is approved.

MINUTES OF THE PREVIOUS MEETING

Allen Styer made a motion to approve the minutes from the August 21, 2018 Planning Commission meeting. Donna Jeffery seconded motion. Motion carried with all Members present voting in favor of the motion.

PLAN REVIEWS

- A. XTL Warehouse – Shiloh Road waivers approved letter was provided. Applicant was not present, no further action taken.
- B. Morgantown Apartments plan submittal was discussed. Keith Grant, applicant was present. Project Engineer was not able to attend. Applicant explained that zoning issues for the project were previously addressed. Plan changes include relocation of entrance for proper sight distance, 33' entrance included in design. The project proposes the construction of 4 apartment buildings with a total of 77 units. Traffic impact study is currently under PennDot review for comments. SALDO waivers have been requested for the following: plan scale Section 301.6.a, vertical curb Section 502.7, clear sight triangle

of 150 feet Section 502.11(a), sidewalk installation Section 502.15. Discussion ensued regarding sidewalk and curb waivers. Member Allen Styer noted safety concerns for foot traffic in that area, and explained that the resolution would be to add sidewalk and curbing. The local bridge and steep wetlands pose challenges. The Planning Commission and Board of Supervisors will need to jointly work on sidewalk area concerns. Member Jeffery Vickers asked if a Homeowner's Association (HOA) is a consideration. Applicant stated he has no plans for establishing a HOA. Engineer Anderson explained that deferrals granted could have an impact, and that PennDot needs to be on the same page. The HOP is currently under PennDot review (how they would like plans to be laid out). Applicant's sidewalk and curbing waivers include a proposal to provide funds in lieu of making road improvements. Member Donna Jeffery noted that putting a price on work that needs to be done is a bad idea. Member Jeffrey Vickers explained that not doing the work can have future implications for residents, including repairs needed which will be a cost to taxpayers. Engineer Anderson noted open space comment in GVC Review Letter, page 4 item #11. Applicant inquired about definition of open space. Property size is 9 acres, 4 ½ acres will be used for proposed LDP. Plans include a proposed fenced-in tot lot. Member Donna Jeffery explained that open space needs to be designated to avoid traffic on wetlands. Additionally it was noted that Open Space cannot be a steep slope. Parking lot area could possibly be categorized as open space. After discussion, the committee requested a follow up at the next Planning Commission meeting, within 30 days, by the Project Engineer regarding PennDot sidewalk review comments, Open Space plans, Fire Marshall feedback regarding proposal for one emergency access, and further discussion regarding requested waivers.

C. Morgan Commons/Morgan Meadows plan submittal was discussed. John Panizza, applicant, and Michael Hartman, Project Engineer were present at the meeting. Applicant explained that previous plans submitted went through the zoning hearing board process. Since that time the current location was occupied with tenants. Tenant situation didn't work, a new plan for Townhomes has been submitted to the Planning Commission for review. Project proposes the construction of four (4) townhouse buildings with eighteen (18) units and a private driveway connecting Third Street and Morgan Court Apartments. Fourteen (14) units will have a one (1) car garage and four (4) interior units will have a two (2) car garage. Mr. Hartman explained that plans include two (2) recreation areas, an underground filtration stormwater system, and seven (7) overflow parking spaces. Plans include dedicated land to the Township for sidewalk right of way. Solicitor Eric Brown noted that easement details for handicap spots will be required. Member Jeff Vickers inquired about a Home Owner's Association (HOA) for the development. Applicant explained that a HOA will exist and will maintain such areas as recreation open space and stormwater management facilities. Township Engineer Scott Anderson explained that HOA agreements, Fire Marshall review, and the need for traffic impact study are at the discretion of the Board of Supervisors. Member Donna Jeffery expressed concerns about the need for a fence on the Route 23 side. Applicant acknowledged the concern and will include fencing.

Township Engineer proceeded to address applicant's small revision to the plans for two-way access at both ends of the driveway as noted on page 3, comment 2, GVC Review Letter dated September 18, 2018. Solicitor Eric Brown inquired about any existing hardships for plan design. Mr. Hartman proceeded to explain that one way access would adversely affect the flow of incoming and outgoing traffic, such as jamming traffic within the development. Member Donna Jeffery noted that a 2 way access is preferred for better

flow of traffic. Member Styer noted that the 24' waiver for street width would seem to pose a problem for parking. Member Jeffrey Vickers is concerned that 24' won't provide enough room for emergency vehicles and larger vehicles such as buses. Applicant explained that the 24' waiver is necessary, 33' requirement cuts into driveways. In addition, applicant noted that adjustments can be made to the plan to make room for three (3) additional spaces, for a total of ten (10) overflow parking spaces.

Township Engineer proceeded to explain that the lighting plans are in compliance. However, the landscaping plans require further review, in particular, adjustments to improve buffer/barrier and placement of plantings to block headlights. Member Jeff Vickers noted that a buffer for Winter snow removal is necessary, relocation of bushes to make room for plowing area is recommended.

Following these discussions, motions were presented as follows:

1. Donna Jeffery made a motion to conclude that it is not possible to limit driveway access to the parking lot to one-way travel only, thus the recommendation to the Board of Supervisors is to permit two-way access in accordance with Section 608.3 of Zoning Ordinance. Jeffrey Vickers seconded motion. All in favor. Motion carried.

2. Roger Keith made a motion to recommend to the Board of Supervisors the granting of waivers from SALDO Section 301.3 and 301.4 to allow a plan submittal as Preliminary/Final. Donna Jeffery seconded motion. All in favor. Motion carried.

3. Donna Jeffery made a motion to recommend to the Board of Supervisors the granting of waiver from SALDO Section 301.6(a) to allow a scale of 1''-20'. Roger Keith seconded motion. All in favor. Motion carried.

4. Allen Styer made a motion to recommend to the Board of Supervisors the granting of waiver from Street and Driveway Ordinance No. 225 to allow a 24' wide access drive, in lieu of required width, subject to the developer adding three (3) additional parking spaces for a total of ten (10) overflow parking spaces. Jeffrey Vickers seconded motion. All in favor. Motion carried.

5. Jeffrey Vickers made a motion to recommend approval of the Morgan Commons Preliminary/Final Plan contingent upon satisfying all outstanding items and comments outlined in GVC review letter dated September 18, 2018, and that the developer revises the Landscaping Plan to the satisfaction of the Township Engineer and the Board of Supervisors. Donna Jeffery seconded motion. All in favor. Motion carried.

D. Taco Bell Traffic Study Report was received.

E. Lot 4A Project – No updates available.

F. Hillside Custom Machining LDP provided for signatures.

G. Wexford Court LDP provided for signatures.

H. Sheds Unlimited LDP (dated August 2017) provided for signatures.

OTHER BUSINESS

A. Planning Commission vacancy was addressed at the beginning of meeting.

B. Proposed Zoning Ordinance Amendment for Casino Use and Signage was discussed. Penn National Gaming representatives were present, Jeff Morris and Charles Courtney, to provide

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background and overview about site interests in Morgantown for a mini casino. Site location decision has had some delays. Ordinance reviews and completion of due diligence to other potential sites requires more time. The timeline includes submission of gaming application as early as October for selected location. Solicitor Eric Brown noted that the Amendment has been forwarded to Berks County for review, response is expected by the end of September. Following these discussions, motions were presented as follows:

1. Roger Keith made a motion to recommend to the Board of Supervisors approval of Casino Use Zoning Ordinance Amendment as written. Donna Jeffery seconded motion. All in favor. Motion carried.

2. Donna Jeffery made a motion to note that the Planning Commission finds the Zoning Ordinance Amendment for Casino Use to be consistent with the Berks County Joint Comprehensive Plan. Roger Keith seconded motion. All in favor. Motion carried.

3. Donna Jeffery made a motion to recommend to the Board of Supervisors the adoption of the Zoning Ordinance Amendment for Casino Signage as written. Jeffery Vickers seconded motion. All in favor. Motion carried.

4. Donna Jeffery made a motion to note that the Planning Commission finds the Zoning Ordinance Amendment for Casino Signage to be consistent with the Berks County Joint Comprehensive Plan. Roger Keith seconded motion. All in favor. Motion carried.

MEMBER COMMENTS

No comments.

ADJOURN

Having no further business, Chairman Sean Zerbey adjourned the meeting at 10:05 p.m.

Respectfully Submitted,

Joan A. Bair
Secretary