

**CAERNARVON TOWNSHIP
BERKS COUNTY, PA
PLANNING COMMISSION
MEETING MINUTES
OCTOBER 16, 2018**

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on October 16, 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; Jeffrey Vickers, 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 and committee members welcomed Jeffrey Vickers as a new Planning Commission member.

MINUTES OF THE PREVIOUS MEETING

Roger Keith made a motion to approve the minutes from the September 18, 2018 Planning Commission meeting. Allen Styer seconded motion. Motion carried with all Members present voting in favor of the motion.

PLAN REVIEWS

- A. Ben and Beth Burckhardt were present to discuss their Minor Subdivision Plan Submittal. The proposed plan is to subdivide 239 Clymer Hill Road property into 2 separate lots of 1.29 acres and 25.46 acres, and build a single-family home on one of the lots. Proposed Lot 1 is within the R-4 zoning district. The applicant proposes a single-family residence use for this lot. Proposed Lot 2 (1.29 acres) is mostly within the R-2 zoning district. The Plan should identify the uses that are currently intended for these lots. Discussion ensued regarding steep slopes on the property. Mr. Burckhardt acknowledged the steep slopes that exist on the property. He further explained that he desires to make use of the property and has an engineer assisting with the proposed layout of the house. Engineer Scott Anderson noted that the Township will need to coordinate forwarding the onlot SEO application to DEP. Engineer Anderson also noted that the existing cul-de-sacs have not been dedicated to the Township for Right of Way. Member Allen Styer inquired about future use of Lot 1. Mr. Burckhardt explained that he has no plans of future development for Lot 1.

Solicitor Brown noted that once the property has been subdivided no further Land Development Plans will be needed, only required permits. Member Jeffrey Vickers inquired about the future impact of a sidewalk waiver for Clymer Hill if development was to occur on Lot 1. The members explained that sidewalk would not necessarily be needed because development would likely encompass a single family home. At that time, member Allen Styer recommended a sidewalk deferral. At the conclusion of discussions, motions were presented as follows:

1. Roger Keith made a motion to recommend to the Board of Supervisors the granting of waiver from Section 402(f) of the SALDO to allow the Minor Subdivision Plan at a scale of 1"=2000'. Allen Styer seconded motion. All in favor. Motion carried.
 2. Jeffrey Vickers made a motion to recommend to the Board of Supervisors the granting of waiver from Section 502.3 of the SALDO to allow Right of Way (ROW) width of 50' for Clymer Hill Road and existing cul-de-sac ROW width of 40', to be noted on revised plans. Roger Keith seconded motion. All in favor. Motion carried.
 3. Roger Keith made a motion to recommend to the Board of Supervisors the granting of deferral from Section 502.7 of the SALDO requiring installation of vertical curb along the applicant's frontage of Highcroft Drive and Clymer Hill Road. Jeffrey Vickers seconded motion. All in favor. Motion carried.
 4. Roger Keith made a motion to recommend to the Board of Supervisors the granting of deferral from Section 502.15 of the SALDO requiring sidewalk along the applicant's frontage of Highcroft Drive and Clymer Hill Road.
- B. The members reviewed the following letters regarding Morgantown Apartments LDP:
- a. Planning Commission letter dated September 19, 2018;
 - b. Technicon Enterprises comments letter dated September 25, 2018. It was noted that the Fire Marshall review determined that the single access for emergency/fire access is acceptable for a multi-unit residential development less than 200 units.
- C. The members reviewed the following letters regarding Morgan Commons LDP:
- a. Planning Commission letter to Board of Supervisors, dated September 21, 2018. Solicitor Brown explained that conditional approval was received, and that financial security is currently in process;
 - b. Berks County Planning Commission letter dated September 25, 2018.
- D. Solicitor Eric Brown noted that financial security details are currently in process for the conditionally approved Taco Bell LDP.
- E. No update was available for Lot 4A.
- F. Solicitor Brown noted that an on-site pre-construction meeting with the XTL, Inc. contractor and Great Valley Consultants will take place in the near future. The excavation work will be extensive due to the steep property. Member Jeffery Vickers recommends a state of the area be evaluated before any walls are built.

OTHER BUSINESS

- A. The members were informed about the Planning Commission appointment of Jeffrey Vickers which expires the beginning of 2020. At that time, Member Vickers will be asked if he is interested in continue to serve as a Planning Commission member.

**Page 3 of 3 Pages October 16, 2018
Planning Commission Minutes**

B. Solicitor Brown explained to the Members that the proposed Zoning Ordinance Amendments for Casino Use & Signage were advertised. Berks County Planning Commission provided comments. The amendments were advertised in the form approved by the Caernarvon Township Planning Commission. The hearing is scheduled to take place during the October 23, 2018 Board of Supervisors Workshop meeting.

MEMBER COMMENTS

No comments.

ADJOURN

Having no further business, Chairman Sean Zerbey adjourned the meeting at 8:20 p.m.

Respectfully Submitted,

Joan A. Bair
Secretary