

**CAERNARVON TOWNSHIP
BERKS COUNTY, PA
PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 19, 2019**

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on February 19, 2019 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, Chairman; Roger Keith, Member; Member; Donna Jeffery, Member; Allen Styer, III, Member; Jeffrey Vickers, Member; Scott Anderson, Great Valley Consultants, Township Engineer and Planner; Eric Brown, Siana, Bellwoar & McAndrew, Township Solicitor; Joan Bair, Township Administrator/Secretary.

CALL TO ORDER

Sean Zerbey called the meeting to order at 7:30 PM with the Pledge of Allegiance.

COMMENTS FROM THE ASSEMBLY

No comments from the assembly.

CORRESPONDENCE

The committee members reviewed the Ethics Form. Member Allen Styer asked Solicitor Eric Brown to advise the committee regarding the requirements for completion of form.

MINUTES OF THE PREVIOUS MEETING

Roger Keith made a motion to approve the minutes from the January 15, 2019 Planning Commission meeting. Jeffrey Vickers seconded the motion. The motion carried with all Members present voting in favor of the motion.

PLAN REVIEWS

A. The members were provided copies of the GVC Review Letter dated February 18, 2019 for the proposed Morgantown Apartments LDP. Keith Grant was present to provide an update on the project. Mr. Grant noted that there are remaining PennDot items to be addressed. Township Engineer Scott Anderson explained that sidewalk plans for the frontage area will need to be reviewed by PennDot. In addition, it was noted that the PennDot improvements project for Main Street/Route 23 will begin soon. Keith Grant proceeded to explain that he is requesting time on the Board of Supervisors Workshop agenda to discuss a speed limit reduction proposal for the project. At the conclusion of discussions, Solicitor Eric Brown explained that the Planning Commission members can proceed with their recommendation for the Morgantown Apartments project. Donna Jeffery made a motion for the Planning Commission to table the recommendations at this time, and to continue using plan review time for the Morgantown Apartments LDP (deadline is April 2019) in anticipation of receiving PennDot's determination for the proposed plan. Jeff Vickers seconded motion. All in favor. Motion carried.

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B. The committee members reviewed the Langan Engineering Waiver Request Letter dated February 1, 2019 for the proposed Hollywood Casino at Morgantown. Greg Elko, Langan Engineering presented the planning elements for the project. Mr. Elko noted that the proposed building will be approximately 85,900 square feet to include a food court and restaurant. The proposed use is permitted, C3 Zoning. The building and impervious coverage for the lot is a reduced size from the original approved Tri County Mall LDP. The utilities infrastructure was installed for Tri County Mall plans, and the previously approved roadway improvements will remain. The current location has an active NPDES permit, however, an amendment is forthcoming. Mr. Elko also explained that the Route 10 parcel (approximately 4 square feet) will likely not be annexed. Discussion ensued about driveway access, Township Engineer Anderson suggested Penn National review access area to site pad to ensure road signage addresses traffic restrictions. He also recommended Township Emergency officials be provided a copy of the LDP to review layout and design of emergency access routes. Discussion ensued regarding direct walkway needs, sign requirements and shade tree requirements. Mr. Elko explained that the Township requirements can be met for those items, however, the shade trees requirement will need to further review for security reasons. After discussions, the Planning Commission recommended the following waivers and deferrals for the Hollywood Casino at Morgantown for approval by the Board of Supervisors upon receiving plan comments from Township Emergency Officials:

(1) Jeff Vickers made a motion to recommend a SALDO waiver of Section 301.3 and 403 to submit the Plan as Preliminary/Final instead of a Preliminary Plan. Roger Keith seconded motion. All in favor. Motion carried.

(2) Donna Jeffery made a motion to recommend a SALDO waiver of Section 404.f to allow a Site Map scale of 1" = 500' versus 1" = 800'. Jeff Vickers seconded motion. All in favor. Motion carried.

(3) Roger Keith made a motion to recommend SALDO deferral of Section 502.7 for vertical curb installation along the Applicant's frontage of Morgantown Road (SR 0010), area without curb has existing guiderail the full length of this same section. Allen Styer seconded motion. All in favor. Motion carried.

(4) Donna Jeffery made a motion to recommend SALDO deferral of Section 502.15 for sidewalk beyond the existing sidewalk along applicant's frontage of Morgantown Road (SR 0010). Jeff Vickers seconded motion. All in favor. Motion carried.

(5) Jeff Vickers made a motion to recommend Stormwater Management Ordinance waiver of Section 303.A.3 to allow the interior side slopes of the proposed infiltration basin to be steeper than the maximum permitted slope 5(H): 1(V). Donna Jeffery seconded motion. All in favor. Motion carried.

(6) Donna Jeffery made a motion to recommend Stormwater Management Ordinance waiver of Section 902.1.B to permit the construction of an embankment height of one foot above the calculated 100-year storm event. Jeff Vickers seconded motion. All in favor. Motion carried.

(7) Donna Jeffery made a motion to recommend conditional approval for the Hollywood Casino at Morgantown LDP subject to the satisfaction of receiving Berks County Planning Commission comments, Township Emergency Officials review comments, and satisfaction of Great Valley Consultants review letter. Jeff Vickers seconded motion. All in favor. Motion carried.

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C. Lot 2A and 2B LDP proposal was presented to the committee by Russ Long from Bogia Engineering. He explained that the proposal is to annex two lots for expansion of existing building for warehouse use. Additional parking and loading spaces are included in proposed plans. Mr. Long explained the DEP Manage Release process and that groundwater recharge requirements details will be forthcoming. The committee addressed plans for sidewalk installation. Member Jeff Vickers expressed the importance of sidewalks. After discussion, the following waivers and deferrals were recommended:

(1) Jeff Vickers made a motion to recommend the waiver of Section 303.A.3 from the Stormwater Management Ordinance to allow the interior side slopes of the proposed infiltration basin to be steeper than the maximum permitted slope of 5(H):1(V). Donna Jeffery seconded the motion. All in favor. Motion carried

(2) Roger Keith made a motion to recommend SALDO deferrals for Section 502.15 and Section 502.17 for sidewalk and lighting requirements along South Twin Valley Road. Donna Jeffery seconded motion. All in favor. Motion carried.

(3) Roger Keith made a motion to recommend SALDO waiver for Section 301.6.a allowing plans scale of 1"=60' and 1"=40'. Jeff Vickers seconded motion. All in favor. Motion carried.

OTHER BUSINESS

A. The members were provided an update for the Scott and Theresa Moyer Subdivision LDP. The Board of Supervisors approved the recommended waivers and also approved the LDP. Scott Moyer was present and explained that plans will be delivered to the Township to obtain signatures in preparation for recording the documents.

B. No update was provided for the Joint Comprehensive Plan Project.

C. Donna Jeffery discussed streamlining the verbiage for C1, C2 and C3 sections in the zoning ordinance. Solicitor Eric Brown offered to review the suggestions and will provide feedback to the committee.

There was no further business discussed.

MEMBER COMMENTS

ADJOURN

Having no further business, Chairman Sean Zerbey adjourned the meeting at 9:20 p.m.

Respectfully Submitted,

Joan A. Bair
Secretary