

**CAERNARVON TOWNSHIP  
BERKS COUNTY, PA  
PLANNING COMMISSION  
MEETING MINUTES  
DECEMBER 15, 2020**

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on December 15, 2020 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, Member; Jeffrey Vickers, Member; Brian Licitra, Member; Roger Keith, Member; Allen Styer, Member; Terry Naugle, Great Valley Consultants; Eric Brown, Siana, Bellwoar & McAndrew; Joan Bair, Township Administrator/Secretary.

**CALL TO ORDER**

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

**COMMENTS FROM THE ASSEMBLY**

No comments.

**CORRESPONDENCE**

No correspondence

**MINUTES OF THE PREVIOUS MEETING**

Roger Keith made a motion to approve minutes from the November 17, 2020 Planning Commission meeting. Jeff Vickers seconded motion. Motion carried unanimously.

**PLAN REVIEWS**

A. Morgantown Apartments Final LDP– The Members acknowledged the review time extension letter, until March 31, 2021.

B. Beiler Tract, Conceptual Site Plan (rough sketch) – The Members reviewed the Berks Homes letter dated December 3, 2020. Representatives Mr. Colby, Attorney, and Mr. Gary McEwen, Berks Homes, gave a presentation describing a proposed conceptual site plan for the Beiler Tract. The proposed mixed residential use plan would require a zoning change for the applicable zoning district, currently IOP. Mr. McEwen gave an analysis of the commercial and residential market for the area, and conveyed that there is a need for more rooftops within the Township to benefit the commercial component. Member Allen Styer explained that a residential development would not be a primary benefit for the Township’s infrastructure or tax base.

The Planning Commission members expressed their concerns about the Willow Glen and Route 23 traffic route design on the proposed plan. Mr. McEwen stated that a traffic count study could be utilized to determine if the traffic pattern on the proposed plan would need to be reconfigured.

Melissa Essick, 29 Hunters Hill, zoom participant, explained that she is concerned about unwanted thru traffic which could pose safety concerns for the community. Also, Ms. Essick believes that the local schools would not have the capacity for the influx of new students. Mr. McEwen explained that the local schools currently have the capacity for additional students. Ms. Essick suggested that the proposed plan be redesigned for a single family home community with

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parks for recreational activities. Ms. Essick also suggested that a sports complex be a consideration for the land.

Kevin Hutt, 29 Hunters Hill, was present to explain that he opposes approval of the proposed conceptual site design that would increase the Township's residential population. Also, Mr. Hutt requests that the Planning Commission be mindful of studies that will be done and the validity of the data.

Lynn Burkholder, Morgantown Coffee, expressed his support for the airport staying. Mr. Burkholder also explained that if it is not feasible for the airport to remain, he supports additional rooftops because the concept could benefit the Township's demographics.

Ida Shiardi, 30 McEwen Lane, explained that she supports keeping the airport. She is concerned about a residential development creating unwanted traffic for the area and a high demand for more police and fire services. Member Jeff Vickers discussed the potential impact on police staffing and increased expenses for roads maintenance. The consensus of the Planning Commission is that a residential plan could possibly fit in that area, but a high density housing plan, such as an apartment building or townhomes/condos is not a favorable concept. Member Allen Styer explained that the Board of Supervisors are considering the possibility of an overlay district option or zoning change for the IOP district. Also, Member Allen Styer recommends revisiting the 75 ft. height restriction for buildings in the IOP district.

David Leathers, 1 Lemon Tree Drive, via zoom, expressed his concern about an increase of water flow if the proposed residential site plan is approved. Member Vickers explained that Developers are required to submit stormwater plans that comply with the State's current stormwater requirements.

Ethan Metzger, 8 Highcroft Drive, via zoom, asked for clarification about SWM and other notations on the plan. Member Jeff Vickers explained that SWM noted on the design represents Stormwater Management plans and the asterisk symbol indicates 52" wide lots.

Colleen Yenser, 2 Highcroft Drive, via zoom, expressed her concerns about any potential above ground septic. Also, Ms. Yenser asked the Committee to revisit the rate of speed occurring in the Highcroft area. Member Vickers explained that the Police Department can install a traffic speed device. Township Zoning Officer Terry Naugle informed the Members that a traffic study would be needed to warrant a speed limit change.

The Members recommended that the Developer revisit the Route 23 and Turnpike traffic patterns, and determine if a revision to the conceptual site plan is possible to address the public's concerns about local thru traffic.

Nicole Burkholder, Main Street resident, inquired about the IOP name changing process. Member Jeff Vickers explained that the item can be added to the Board of Supervisors agenda for their next meeting.

After all discussions, the Members then conversed about a retirement community/age restricted concept for zoning. Township Zoning Officer Terry Naugle explained to the Members that he has an idea for a 1<sup>st</sup> draft age restricted overlay if needed.

**OTHER BUSINESS**

A. Zoning Ordinance Amendment –Jeff Vickers made a motion to recommend to the Board of Supervisors the approval of the Zoning Ordinance Amendment to provide for Medical

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Marijuana Facilities, consistent with comments provided by Berks County Planning Commission. Roger Keith seconded the motion. Motion carried unanimously.

B. Planning Commission Member Letter of Interest – The Members acknowledged the letter of interest to be forwarded to the Board of Supervisors for consideration and approval.

C. Plan Reviews Chart – The Members reviewed the updated Plan Reviews Chart.

D. Future Projects – (1) It was noted that the Members requested that the Board of Supervisors add to their next meeting agenda the topic of renaming the IOP District, and (2) The Zoning Ordinance Codification project is on hold for now.

**MEMBER COMMENTS**

No comments.

**ADJOURN**

Having no further business, Jeff Vickers made a motion to adjourn the meeting. Brian Licitra seconded the motion. Meeting adjourned at 10:15PM.

Respectfully Submitted,

Joan A. Bair  
Secretary