

**CAERNARVON TOWNSHIP
BERKS COUNTY, PA
PLANNING COMMISSION
MEETING MINUTES
MARCH 16, 2021**

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on March 16, 2021 in the Caernarvon Township Municipal Building, and via Zoom, located at 3307 Main Street, Morgantown, PA pursuant to notice and according to law.

MEMBERS IN ATTENDANCE

Sean Zerbey, Chairman; Roger Keith, Member; Jeffrey Vickers, Member; Brian Licitra, Member; Allen Styer, Member; Terry Naugle, Great Valley Consultants; Eric Brown, Siana, Bellwoar & McAndrew; Joan Bair, Township Administrator/Secretary; Member Not Present.

CALL TO ORDER

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

COMMENTS FROM THE ASSEMBLY

Michelle Raymond, 20 Lenape Drive, discussed kennels and 5G zoning and offered to provide sample ordinances.

CORRESPONDENCE

No correspondence

MINUTES OF THE PREVIOUS MEETING

Roger Keith made a motion to approve minutes from the February 16, 2021 Planning Commission meeting. Allen Styer seconded motion. Motion carried unanimously.

PLAN REVIEWS

A. Apartments on Main (aka Morgantown Apartments) – Solicitor Brown explained that the new owner information has been added to the Land Development Plans. Zoning Officer Terry Naugle stated that there are no outstanding issues. Jeff Vickers made a motion to recommend to the Board of Supervisors the approval of the Apartments on Main Final Land Development Plan. Roger Keith seconded the motion. Motion carried unanimously.

B. Pavlesich/Kochel Annexation – Zoning Officer Terry Naugle summarized deed consolidation plans. After discussion, Jeff Vickers made a motion to recommend to the Board of Supervisors the approval of the Pavlesich/Kochel Annexation Plans dated 2/27/2021, subject to Great Valley Consultants approval of consolidation plans. Allen Styer seconded the motion. Motion carried unanimously.

C. Informal Sketch Plan – Hillside Custom Machining owner, Mr. Peter Kurzyna, presented a proposal for expanding existing building. Zoning Officer Terry Naugle explained that since the expansion would be in a C3 zoning area, the use is not permitted by right and might require either zoning relief or special exception by the Zoning Hearing Board. Solicitor Brown discussed the possibility of amending or modifying zoning ordinance requirements which would require that the Developer file a text amendment. The Members discussed the percentage of the proposed building addition for the site, and the amount of feet that would “bleed over” into the C3 zoning area. It was suggested that for a text amendment submission, 150 feet into the C3 zoning area would be adequate for the proposed design.

D. Informal Sketch Plan – Mr. Merle Stoltzfus was present to discuss an informal sketch plan for Lot 4 Heritage Drive (downhill from Taco Bell’s current location). Site improvements include a 15,000 square foot building that will be segmented into three (3) approximately 5,000 square foot spaces, all uses will be permitted by right. He explained that Land Core will be the Engineer and that a Preliminary Plan submittal is forthcoming.

E. Secretary Joan Bair informed the Members that Viwinco plans are ready for signature.

OTHER BUSINESS

A. IOP Zoning Amendment – Solicitor Eric Brown explained that the Planning Commission was granted authorization from the Board of Supervisors to proceed with drafting a zoning amendment for the IOP district. Mr. Gary McEwen, Berks Homes, was present to discuss his proposed draft zoning amendment for creating a residential housing overlay district for the IOP District. Solicitor Brown summarized the components of the draft Ordinance including sections of the Ordinance where the control of developing apartments and townhomes is determined. Mr. McEwen explained the maximum density percentages, Section 595H, which allows for more availability of apartments and allows the ability to maximize frontage for commercial portion. Member Allen Styer shared his concerns about the maximum density for dwelling units.

The Members discussed the trees and landscape plans for the proposed apartments and townhomes. Member Roger Keith inquired about proposed sidewalk plans. The option of sidewalks on parking side of street was discussed. Mr. McEwen stated that a sidewalk deferral is an option for consideration.

Mr. McEwen explained that the proposal includes possibly up to two (2) Homeowners Associations for maintaining roads and common areas (including basin maintenance).

Public Comment:

Michelle Raymond, 20 Lenape Drive, expressed her support for Mr. McEwen’s proposal.

Lynn Burkholder, Twin Valley Coffee, expressed his support for Mr. McEwen’s proposal.

Jeffrey Pratz, 19 Hunters Hill, expressed his concerns about the proposed plan for the airport site. Mr. Pratz believes the proposed apartments will cause issues for local traffic and local bus stops.

B. Keeping of Farm Animals Zoning Ordinance Amendment (Draft) – Zoning Officer Terry Naugle asked Members to email comments to him. Discussion will continue at next meeting.

C. Plan Reviews Chart – The Members reviewed the updated Plan Reviews Chart and discussed revisions.

D. Zoning Reviews – Renaming IOP, see IOP Zoning Amendment section.

FUTURE PROJECT

Ordinance Codification - No update at this time.

MEMBER COMMENTS

ADJOURN

Having no further business, Jeff Vickers made a motion to adjourn the meeting. Allen Styer seconded the motion. Meeting adjourned at 10:02PM.

Respectfully Submitted,

Joan A. Bair
Secretary