

**CAERNARVON TOWNSHIP  
BERKS COUNTY, PA  
PLANNING COMMISSION  
MEETING MINUTES  
APRIL 20, 2021**

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on April 20, 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.

**CALL TO ORDER**

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

At this time Chairman Zerbey explained that Berks Homes will not be on tonight's agenda per their request. Any public questions or concerns are welcomed.

**COMMENTS FROM THE ASSEMBLY**

No comments.

**CORRESPONDENCE**

No correspondence

**MINUTES OF THE PREVIOUS MEETING**

Roger Keith made a motion to approve minutes from the March 16, 2021 Planning Commission meeting. Jeff Vickers seconded motion. Motion carried unanimously.

**PLAN REVIEWS**

No plans for review.

**OTHER BUSINESS**

A. Hillside Custom Machining Draft Text Amendment – Mr. Jaros and Mr. Diver, project representatives, explained that the draft text amendment is for a 54 square foot expansion area that protrudes into the C3 district zone. Township Zoning Officer Terry Naugle commented on the proposed text amendment which would allow building expansion by 25%. After discussion, Jeff Vickers made a motion to recommend to the Board of Supervisors the approval of the Hillside Custom Machining proposed Zoning Ordinance Text Amendment, subject to a 30 day review by Berks County Planning Commission. Allen Styer seconded the motion. Motion carried unanimously.

B. Keeping of Farm Animals Zoning Ordinance Amendment (Draft) – Township Solicitor Eric Brown summarized the proposed zoning ordinance amendment. Zoning Officer Terry Naugle explained that the current zoning ordinance does not allow for agricultural activities in all zoning districts, such activities are currently permitted in R1, R2 and EAP zones. The Members discussed zoning violations and permit options for regulating agricultural activities that could become a nuisance for neighborhoods, and also requested that provisions for beekeeping be included in the zoning ordinance amendment. Zoning Officer Terry Naugle will work on a re-draft and also consider a draft stand-alone ordinance for the regulation of agricultural activities.

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C. Plan Reviews Chart – Members reviewed the updated Plan Reviews Chart. Zoning Officer Terry Naugle provided an update for the XTL project, a design for the Shiloh Road turn lane is still in the works and will need to be submitted to the Township for approval.

D. The Members were informed about the Apartments on Main final plans which are ready for signature.

**FUTURE PROJECT**

Ordinance Codification – A project for the future that would allow for indexing Township Ordinances.

**MEMBER COMMENTS**

No comments.

**ADJOURN**

Having no further business, Jeff Vickers made a motion to adjourn the meeting. Roger Keith seconded the motion. Meeting adjourned at 8:17PM.

Respectfully Submitted,

Joan A. Bair  
Secretary