

**CAERNARVON TOWNSHIP
BERKS COUNTY, PA
PLANNING COMMISSION
MEETING MINUTES
MAY 18, 2021**

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on May 18, 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.

COMMENTS FROM THE ASSEMBLY

No comments

CORRESPONDENCE

No correspondence

MINUTES OF THE PREVIOUS MEETING

Jeff Vickers made a motion to approve minutes from the April 20, 2021 Planning Commission meeting. Allen Styer seconded motion. Motion carried unanimously.

PLAN REVIEWS

A. Kidjoy Testing Lab – Aristides Otero, Stackhouse Bensinger, gave a presentation for the proposed Kidjoy Testing Lab LDP, Lots 5 and 6 of the Heritage Drive Subdivision. Mr. Aristides explained that the proposal is for a two story 22,000 square foot testing facility with offices. After discussions, the following waivers and approval were recommended:

(1) Jeff Vickers made a motion to recommend to the Board of Supervisors approval of waivers from SALDO Sections 301.3 and 403 (combine Preliminary/Final Plan), and 301.6.a (allowing 1”=30’ other than required 1”=50’ scale). Allen Styer seconded motion. Motion carried unanimously;

(2) Brian Licitra made a motion to recommend to the Board of Supervisors approval for the Kidjoy Testing Lab Preliminary/Final LDP, subject to satisfaction of any outstanding items in Great Valley’s Review Letter dated May 14, 2021. Roger Keith seconded the motion. Motion carried unanimously.

OTHER BUSINESS

A. Hillside Custom Machining Draft Zoning Text Amendment – Mr. Peter Kurzyna, Hillside Custom Machining, was present to address the proposed text amendment. Township Solicitor Eric Brown summarized the County of Berks Planning Commission review letter. The Members discussed zoning relief or map zoning updates. Township Zoning Officer Terry Naugle explained that he does not foresee any issues with the proposed text amendment. After all discussions, Brian Licitra made a motion to recommend to the Board of Supervisors the approval to advertise a zoning hearing for the Hillside Custom Machining Zoning Text Amendment. Jeff Vickers seconded the motion. Motion carried unanimously.

B. Berks Homes Zoning Text Amendment – Berks Homes Representatives Gary McEwen and Attorney Bill Colby were present discuss their revisions to the proposed text amendment. Revisions include: removal of apartments as a permitted use, revised commercial and residential use percentages, parking and landscaping standards. Township Solicitor Brown summarized the revised text amendment. After discussion, Solicitor Brown requested further clarification regarding private streets versus public streets and 30 feet minimum yard dimension for both single family homes and townhomes. The Members shared their concerns about potential off-street parking challenges. Traffic congestion on local roads was discussed. Eric Mountz, Traffic Engineer, was present to discuss traffic signal optimization and traffic studies. Berks Homes Representatives asked for the Planning Commission's support of presenting the proposed text amendment to the Caernarvon Township Board of Supervisors. After all discussions, Brian Licitra made a motion to approve presenting the draft IOP Residential Housing Overlay District Text Amendment to the Board of Supervisors for review. Roger Keith seconded the motion. Motion carried 4-1, Allen Styer opposed.

C. Keeping of Farm Animals Draft Zoning Amendment – Zoning Officer Terry Naugle requested more time for this item. No action taken at this time.

D. SALDO Updates Request – Township Zoning Officer Terry Naugle proposed changes to the required number of copies for plan submittals, SALDO Section 302. Terry Naugle informed the Members that he will work on a draft for review at the next meeting.

E. Plan Reviews Chart – Zoning Officer Terry Naugle explained that a time extension for the XTL project will be needed.

F. The Members were informed about the Pavlesich/Kochel final plans which are ready for signature.

FUTURE PROJECT

A. Denlinger Annexation Plans are forthcoming for the June meeting.

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

MEMBER COMMENTS

Member Allen Styer shared his concerns about parking challenges in housing developments with 3-4 bedroom units. The Members discussed other potential challenges with adding housing developments including local schools accommodating an influx of new students. Member Brian Licitra discussed the current IOP district and zoning requirements for building heights. The Members also discussed the status of the Casino and the potential revenue for the Township.

ADJOURN

Having no further business, Jeff Vickers made a motion to adjourn the meeting. Allen Styer seconded the motion. Meeting adjourned at 9:55PM.

Respectfully Submitted,

Joan A. Bair
Secretary