

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

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on July 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; Brian Licitra, Member; Allen Styer, Member; Jeffrey Vickers, Member; Nick Johnson, 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**

Michelle Raymond, Lenape Drive, inquired about dirt movement near the sewer plant.

Gary Raser, Birdsboro resident, expressed his concerns about the Berks Homes proposed zoning change for the airport property.

**CORRESPONDENCE**

No correspondence

**MINUTES OF THE PREVIOUS MEETING**

Roger Keith made a motion to approve minutes from the June 14, 2021 Planning Commission meeting. Allen Styer seconded motion. Motion carried unanimously.

**PLAN REVIEWS**

A. Denlinger Annexation/Subdivision Plan Review – Project Engineer Mr. Bradford Grauel informed the Members that Mr. Denlinger is not interested in combining his residue property with the proposed subdividing plan. Member Allen Styer inquired about the ongoing lack of mowing maintenance effecting an area that abuts the property of Red Carpet Inn. Mr. Grauel could not confirm responsible parties for the mowing matter, and suggested that an upcoming property line survey could help determine ownership. After discussions, Jeff Vickers made a motion to recommend to the Board of Supervisors approval of the Denlinger/JAAMR Holdings Annexation Plan as presented. Roger Keith seconded the motion. Motion carried unanimously.

B. Twin Valley Coffee Land Development Plan – Engineer Nick Johnson, summarized the Great Valley Consultants Review Letter Dated July 16, 2021. Member Jeffrey Vickers discussed potential drainage issues and emphasized the importance of grading work to avoid future local flooding issues. Following all discussions, motions were presented as follows:

(1) Allen Styer made a motion to recommend to the Board of Supervisors the granting of waivers for the following:

- a. SALDO Sections 301.3 and 403 to allow the submission of the combined Preliminary/Final plan;

- b. SALDO Section 301.6.a to allow the use of several drawing scales other than the required 1"=50';
- c. SALDO Section 404.f to permit the use of current published Berks County Tax Mapping for the Site Location Map vs. the required 1"=800' scale site map.

Jeff Vickers seconded the motion. Motion passed unanimously.

(2) Allen Styer made a motion to recommend to the Board of Supervisors a conditional plan approval, contingent upon satisfaction of any outstanding items in Great Valley Consultant's Review Letter dated July 16, 2021. Jeff Vickers seconded the motion. Motion carried unanimously.

## **OTHER BUSINESS**

A. Berks Homes Text Amendment – This item was tabled, no action required at this time.

B. Morgantown Road Commercial Zoning Text Amendment – Project Representatives Brad Macey and Ron Neilson summarized proposed project. Township Solicitor Eric Brown explained to the Members that a district line extension of 100 feet is requested by the Developer. Solicitor Brown proceeded to present two options for the district line requirements: (1) A zoning map change, or (2) Text Amendment. After discussions, Jeff Vickers made a motion to send the presented Text Amendment to Berks County Planning Commission for a 30 day review period, and then forward the County's response letter and proposed Text Amendment to the Board of Supervisors for review and approval. Brian Licitra seconded the motion. Motion carried unanimously.

C. Regulating Farm Animals – The Commission discussed revising either Ordinance No. 210 or the Zoning Ordinance. Engineer Nick Johnson and Solicitor Brown explained that revising the Zoning Ordinance would be more of a zoning district regulation with zoning officer enforcement, whereas revising Ordinance No. 210 would be a Township wide regulation that can be enforced by the local Police Department. After discussions, Township Solicitor requested time to incorporate recommended changes to Ordinance No. 210, including the number of chickens permitted per acre. The Commission recommended allowing up to 3 chickens per ¼ acre. Township Solicitor will present a clean version of the draft Ordinance for review by the Planning Commission Members at their next meeting.

D. SALDO Section 302 Updates – Still under review.

E. Plan Reviews Chart – Member Allen Styer inquired about the XTL Project. Engineer Nick Johnson had no updates to report.

F. The Commission was informed about plans ready for signature.

## **FUTURE PROJECT**

A. Ordinance Codification – A goal for 2021.

**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 8:26PM.

Respectfully Submitted,

Joan A. Bair  
Secretary