

**CAERNARVON TOWNSHIP
BERKS COUNTY, PA
PLANNING COMMISSION
MEETING MINUTES
AUGUST 17, 2021**

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on August 17, 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; Terry Naugle, Great Valley Consultants; Eric Brown, Siana, Law; 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, requested that the Members address Township residents' comments first.

Gary Raser, Robeson Township, explained that he opposes rezoning airport property. In addition, Mr. Raser suggested the Members consider changing the 75 feet building height zoning regulation for the IOP District.

At this time, Berks Homes Representative Attorney Colby asked Mr. Raser about his personal financial interests in the airport property.

Mr. and Mrs. Beiler, Airport Property Owners, were present to explain that they like the Berks Homes proposed plan, and that they informed current tenants regarding their intentions to sell the airport property.

Dave Dickerhoff, 8 Hunters Hill, asked the Members if they've ever considered any other plans for the Beiler Airport property use.

Tim Weaver, Terre Hill, suggested the combination of airport/residential/commercial uses to preserve the airport property's open space.

Meredith Pigeon, 14 Hunters Hill, supports the Berks Homes plan and the Beiler Family's right to sell the airport property. Member Styer explained that Berks Homes' plan doesn't fit the IOP zoning requirements for permitted uses.

Laura Vilardo, Hunters Hill, supports the Beiler Family's right to sell their property, and believes the Township needs more rooftops/mixed housing.

Gary Roth, 25 Parkside Dr. Elverson, expressed his concerns about traffic in the area of 401 and how a future residential development at the Airport Property could worsen traffic flow. Mr. Roth believes that new developments should support their own infrastructure, having no financial impact on the Municipality.

James Robinson, 264 Clymer Hill, supports a housing development coexisting with the current airport.

Berks Homes Representative Attorney Colby discussed plans for addressing traffic concerns. Member Allen Styer explained that adjusting traffic signals timing system is not a viable solution for addressing traffic concerns.

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Virginia Reger, West Main Street, shared her concerns about the potential burdens the Municipality will need to address including taxes, water/sewer usage needs, and increase in traffic flow. Ms. Reger shared her support for other uses for the airport property such as a movie theatre.

Michele Raymond, Lenape Drive, inquired about the airport property project status and also requested more information about the petition that was submitted to the Township. Chair Zerbey stated that the petition will need to be reviewed by the Members.

Member Vickers commented on the Planning Commission's role of evaluating future development and the local impact including surrounding municipalities. Paul Stolz, Caernarvon Chief of Police, explained that community dynamics do change with growth.

Mr. McEwen explained that he believes in the proposed residential plan for the airport property and sees the need for more rooftops in the Municipality. Mr. Beiler, airport property owner, acknowledged the current zoning for the property.

Lisa Joy, Willow Glen, addressed owner's rights to sell property, and she expressed her support for the Berks Homes Residential plan. She believes that residents will care more about upkeep of area.

CORRESPONDENCE

No correspondence

MINUTES OF THE PREVIOUS MEETING

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

PLAN REVIEWS

No plans for review.

OTHER BUSINESS

A. Berks Homes Text Amendment – Gary McEwen, Berks Homes Representative, discussed the Mixed Use idea that was originally presented to the Members, but apartments were removed from the design. Mr. McEwen explained that research has been done to confirm that the proposed design will not cause a strain on the Water/Sewer Authority or the school system.

Mr. Lynn Burkholder, Twin Valley Coffee, asked the Commission if any other businesses have expressed an interest in purchasing the airport property. Mr. Beiler, airport property owner, asked Commission if they've ever done a study on best land use for the property. Mr. McEwen and Mr. Colby requested the Commission invite Berks County Planning Commission Members to attend the next meeting to discuss their opinion on what land uses would work best for the airport property. The Commission requested the Secretary to contact the County Planning Commission.

B. Morgantown Road Commercial Zoning Text Amendment – The Members reviewed the County's Review Letter dated August 9, 2021. Zoning Officer Terry Naugle explained that the proposed text amendment is to allow a zoning expansion (R3/R6 zones). Jen Stewart, Maple Drive, inquired about the design. Zoning Officer Naugle explained that the plans are for commercial use for the entire property. Solicitor Brown informed the Commission that a zoning

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hearing for the text amendment will take place at the September 14, 2021 Board of Supervisors meeting.

C. Sewage Facilities Planning Module for 120 Settlers Trail – Zoning Officer Terry Naugle summarized the planning module for submission to DEP.

D. Keeping of Farm Animals Ordinance Amendment – Zoning Officer Terry Naugle summarized the proposed amended Ordinance No. 210. The Members requested that Section B.2. be revised to allow four (versus three) chickens or ducks per ¼ acre of land area. Ms. Stewart, 126 Maple Drive, inquired about pet option versus agriculture option. After discussion, Jeff Vickers made a motion to recommend to the Board of Supervisors the approval of amending Ordinance No. 210 as presented with changes to Section B.2 to allow four chickens or ducks per ¼ acre of land area. Roger Keith seconded motion. Motion carried unanimously.

E. SALDO Revisions – Zoning Officer Naugle presented revisions to Section 302, distribution of plans, to be forwarded to the Board of Supervisors for review.

F. Plan Reviews Chart – Zoning Officer Naugle informed the Members about an extension for the XTL project and also explained that at the Board of Supervisors September meeting the Apartments on Main LDP will require reaffirmation of plan approval.

FUTURE PROJECT

A. Ordinance Codification – A goal for 2021.

MEMBER COMMENTS

No comments.

ADJOURN

Having no further business, Allen Styer made a motion to adjourn the meeting. Jeff Vickers seconded the motion. Meeting adjourned at 9:30PM.

Respectfully Submitted,

Joan A. Bair
Secretary