

**CAERNARVON TOWNSHIP  
BERKS COUNTY, PA  
PLANNING COMMISSION  
MEETING MINUTES  
SEPTEMBER 21, 2021**

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on September 21, 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, 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**

Terry Robinson, Airport Property Tenant, requested that the Planning Commission members refuse the Berks Homes proposal for the Beiler property. Mr. Robinson elaborated on the County's review letter comment regarding the airport property designation as an Economic Development Area (EDA).

Michelle Raymond, Lenape Drive, asked the Commission to give the text amendment a chance. She explained that she recently spoke to Economic Development experts including the Greater Reading Chamber Alliance. Ms. Raymond encouraged the Planning Commission to contact professional organizations that can guide the Members with economic development ideas, including more housing/rooftops.

**CORRESPONDENCE**

No correspondence

**MINUTES OF THE PREVIOUS MEETING**

Allen Styer made a motion to approve minutes from the August 17, 2021 Planning Commission meeting. Jeff Vickers seconded motion. Motion carried unanimously.

**PLAN REVIEWS**

No plans for review.

**FUTURE PLAN REVIEW**

Commission Members were informed about a plan submittal for Hillside Custom Machining. Plan will be ready for review at the October meeting.

**OTHER BUSINESS**

- A. Berks Homes Text Amendment – Gary McEwen and Mr. Colby, Berks Homes Representatives, and Mr. and Mrs. Beiler were present to discuss their Airport Property proposal. Mr. McEwen summarized the reshaping of the proposed plans since the first draft was submitted, revisions included removal of the apartments from

the original design. Mr. McEwen discussed possible tax revenue that the proposed plan could generate for the Township. The Members discussed the County's review letter and explained that it isn't common practice for the County Planning Members to attend a meeting, therefore, they declined attending this meeting.

Traffic synchronization options were discussed. Member Allen Styer was not in agreement with Mr. McEwen's recommendation regarding the synchronization of signals to improve Route 23 traffic flow.

Mr. and Mrs. Beiler, Airport property owners, expressed their support for the Berks Homes proposal.

Berks Homes Attorney Mr. Colby inquired about the Members previous discussions about mixed use option. Member Styer explained that commercial property is economically the better option.

Mr. Terry Robinson, Airport tenant, asked for further clarification regarding school growth projections.

Tim Weaver, Terre Hill, shared his concerns about the density of housing and the effects on the quality of community values.

Michelle Raymond, Lenape Drive, inquired about the length of time that has passed since a traffic study was completed for the Morgantown Crossings establishment.

Ms. Beiler shared her views about rezoning the IOP district.

Mr. McEwen recommended that the Commission consider obtaining professional planning advice.

At this time, Chair Zerbey asked the Commission for a recommendation to the Board of Supervisors for the proposed Industrial Office Park Residential Housing Overlay District.

Roger Keith made a motion to recommend to the Board of Supervisors the approval of the proposed Industrial Office Park Residential Housing Overlay District as presented. Brian Licitra seconded motion. No vote was taken.

At this time, Member Jeff Vickers made a motion to table Member Roger Keith's motion to recommend to the Board of Supervisors the approval of the proposed Industrial Office park Residential Housing Overlay District as presented. Motion not seconded; motion failed.

This Commission then returned back to Member Roger Keith's motion to recommend to the Board of Supervisors the approval of the proposed Industrial Office Park Residential Housing Overlay District as presented. Motion was previously seconded by Member Brian Licitra. Roll call vote was then taken by Chair Zerbey:

Roger Keith – YES  
Brian Licitra – YES  
Allen Styer – NO  
Sean Zerbey – NO  
Jeff Vickers – NO VOTE

Motion failed.

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B. Plan Review Chart – Solicitor Eric Brown discussed the XTL project and the Developer’s request for an escrow release.

**FUTURE PROJECT**

A. Ordinance Codification – project is in process.

**MEMBER COMMENTS**

Member Brian Licitra inquired about getting the County’s recommendation for planning consultants, and Member Jeff Vickers supports getting recommendations.

Laura Vilardo, Hunters Hill, encouraged the Commission to take the time to recruit a planner.

The Committee reached a consensus and requested that Solicitor Eric Brown and the Township Engineer gather information and offer recommendations for “certified” AICP Planners to analyze the best uses for the Morgantown Airport Property. Also, Secretary Joan Bair will contact the County for recommendations.

**ADJOURN**

Having no further business, Jeff Vickers made a motion to adjourn the meeting. Brian Licitra seconded the motion. Meeting adjourned at 9:06PM.

Respectfully Submitted,

Joan A. Bair  
Secretary