

**CAERNARVON TOWNSHIP
BERKS COUNTY, PA
PLANNING COMMISSION
MEETING MINUTES
NOVEMBER 16, 2021**

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on November 16, 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; Eric Brown, Siana, Law; Joan Bair, Township Administrator/Secretary. Absent: Terry Naugle, Great Valley Consultants.

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

NONE

MINUTES OF THE PREVIOUS MEETING

Allen Styer made a motion to approve minutes from the October 19, 2021 Planning Commission meeting. Jeff Vickers seconded motion. Motion carried unanimously.

PLAN REVIEWS

NO PLANS FOR REVIEW

OTHER BUSINESS

- A. Township Zoning/Planning Items – Jerome Skrincowsky, Hawk Valley Associates, introduced his firm’s Planning Services. Mr. Skrincowsky shared his experiences with Planning Services and explained that he previously participated in Caernarvon Township’s Comprehensive Plan Study back in 2005, and in the past performed a community assessment for airport proposal.

Chair Zerbey inquired about Hawk Valley’s process for achieving project objectives and explained to Mr. Skrincowsky that the local airport property located in the IOP zoning district has been a topic discussed by the Commission.

Member Styer provided an overview of the recent proposal for the airport property and explained that the Commission considered changing permitted uses in the IOP district to allow residential development.

Mr. Skrincowsky suggested that the Commission consider thinking about a driving force or something that would fit best in the community. He explained that a successful project includes determining a need or something that would attract or draw people.

Mr. Skrincowsky compared residential versus commercial components and explained that the residential component is not a winner for annual tax base. For example, he estimated that for a community to finance one student for a local public school system

the cost is approximately \$15,000 per student. The Members were encouraged to consider contacting the school to inquire about their funding plan for the proposed residential component.

Mr. Skrincowsky discussed available grant programs, and explained that funding is very limited and awarded mostly for regional implementation efforts.

The Members discussed options for funding Planner's consulting services.

Mr. Skrincowsky explained that he can assist the Township with Planning Services on an hourly basis. Solicitor Brown explained that the Board of Supervisors approval will be required for hiring a Planning Consultant and their hourly rate. The Members discussed the timeline for approval to be January 2022.

The Members discussed the current IOP zoning height restriction, and requested that the Solicitor draft an amendment for changing height to Forty Five (45) feet.

- B. Proposed 2022 Meeting Dates – Allen Styer made a motion to adopt the presented 2022 Planning Commission meeting dates. Jeff Vickers seconded motion. Motion carried unanimously.
- C. Plan Review Chart – The Members reviewed the updated plan review chart.

FUTURE PROJECT

- A. Ordinance Codification – project is in process.

MEMBER COMMENTS

Member Roger Keith inquired about Casino and proposed improvements for Route 10. Member Vickers explained that plans for a traffic signal have not been determined at this time. Solicitor Brown stated that traffic signal plans will require PennDot's review and approval.

ADJOURN

Having no further business, Jeff Vickers made a motion to adjourn the meeting. Allen Styer seconded the motion. Meeting adjourned at 8:50PM.

Respectfully Submitted,

Joan A. Bair
Secretary