

**CAERNARVON TOWNSHIP
BERKS COUNTY, PA
PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 19, 2023**

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on September 19, 2023 in the Caernarvon Township Municipal Building located at 3307 Main Street, Morgantown, PA.

MEMBERS IN ATTENDANCE

Sean Zerbey, Chairperson; Roger Keith, Member; Allen Styer, Member; Jeff Vickers, Member; David Jakubek, Member; Eric Brown, Siana Law, Township Solicitor; Scott Anderson, Township Engineer; Joan Bair, Township Administrator/Secretary.

CALL TO ORDER

Sean Zerbey, Chair, called the meeting to order at 7:30 PM with the Pledge of Allegiance.

COMMENTS FROM THE ASSEMBLY

No comments from the assembly.

CORRESPONDENCE

**Berks County Planning Commission Review Letter – Overlay Repealer
Berks County Planning Commission Review Letter – Vanguard Renewables**

MINUTES OF THE PREVIOUS MEETING

Roger Keith made a motion to approve the minutes from the August 15, 2023 Planning Commission meeting. Jeff Vickers seconded the motion. Motion carried unanimously.

PLAN REVIEWS

No plans for review.

OTHER BUSINESS

- A. Vanguard Renewables Text Amendment – Dwight Yoder, GKH, Mr. Kurtz, 4366 Main Street property owner, and Vanguard Renewables representatives were present to discuss their proposed text amendment to allow for a regional anaerobic digester by conditional use within the Effective Agricultural Preservation (EAP) zoning district.

Mr. Yoder discussed Township requirements to be addressed such as traffic studies, odor/noise management, permitting requirements and the biogas process. Mr. Kurtz gave a history of the family farm, and explained that he is looking at future opportunities for sustainable farmland/agriculture.

Member Jeff Vickers inquired about the criteria for an industrial use versus agricultural use, and also asked about the benefits to local farmers. Mr. Kurtz discussed the overall benefits of processing manure/fertilizer products. Mr. Yoder explained that Vanguard Renewables can now work with smaller farms to incorporate a digester system.

Gary Elston, Elverson Borough Resident, expressed his concerns about pipeline connectivity inquiries he recently received. Mr. Elston is opposed to the digester system proposal including the installation of a pipeline on his property. In addition, Mr. Elston expressed his concerns about truck traffic challenges that the proposed project could create for the local road system.

Engineer Scott Anderson discussed the following: (1) the EAP district lot size requirements; (2) SALDO standards for the district; (3) impact to residential areas and rendering of improvements including line of sight requirements; (4) percentage of manure versus food products for consideration in text amendment language.

Township Solicitor Eric Brown summarized discussion points for future discussion including how the digester system is used in conjunction with farming, utilization of manure, decommissioning requirements language, rendering of improvements, parking and road frontage (Route 23 access) requirements.

The Members took no action on the proposed text amendment to allow more review time.

- B. Ordinance Repealing Ordinance 313 – Michelle Raymond, Lenape Drive, inquired about the County Review letter. After discussion, Allen Styer made a motion to recommend to the Board of Supervisors the approval of repealing Ordinance 313 which created the Mixed Use Housing Residential Housing Overlay District in the Industrial Office Park zoning district. Jeff Vickers seconded the motion. Motion carried unanimously.
- C. Township Zoning Uses Chart – The Members reviewed the chart. Member Allen Styer discussed renaming the IOP zoning district to a more applicable name that accurately reflects the zoning use, office park versus industrial. Engineer Anderson summarized options for consolidating districts. Township Solicitor Eric Brown offered to provide material to the Members on zoning trends, and suggested defining uses listed on the zoning use chart. No action taken at this time, to be reviewed at next Planning Commission meeting.
- D. Township Sidewalk Plan – Engineer Anderson discussed revisions to be made to the sidewalk plan. Suggested revisions include interior sidewalk connections in town and other future connections to be noted on plan. Revised plan will be reviewed at the next Planning Commission meeting.
- E. Plan Reviews Chart – The Members reviewed chart. Engineer Anderson gave an update on the XTL land development plan.

MEMBER COMMENTS

No comments.

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ADJOURN

Having no further business, Jeff Vickers made a motion to adjourn meeting. Allen Styer seconded the motion. Meeting adjourned at 9:32PM.

Respectfully Submitted,

Joan A. Bair
Secretary