

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

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

MEMBERS IN ATTENDANCE

Sean Zerbey, Chair; Roger Keith, Vice Chair; Jeff Vickers, Member; David Jakubek, Member; Eric Brown, Siana Law, Township Solicitor; Scott Anderson, Township Engineer; Joan Bair, Township Administrator/Secretary; Margie Bishop, Assistant Secretary. Absent Member: Allen Styer.

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

No Correspondence

MINUTES OF THE PREVIOUS MEETING

Roger Keith made a motion to approve the minutes from the November 21, 2023 Planning Commission meeting. Jeff Vickers seconded the motion. Motion carried unanimously.

PLAN REVIEWS

No plans for review.

OTHER BUSINESS

A. Vanguard Renewables Revised Text Amendment – Project Representatives and Dwight Yoder, Attorney Firm, were present to discuss amendments. The following items were reviewed:

- (1) Members concerns regarding Agricultural Use as a secondary function of the project;
- (2) Pipeline Right of Way in response to citizen complaints;
- (3) Declaration for deed restrictions. Engineer Anderson discussed considering the effects to surrounding areas;
- (4) Section 3f(1) which explains the architectural renderings for Agricultural Use. Members discussed requirements for impervious limits;
- (5) Solicitor Brown discussed the 40 acres minimum lot requirement addressed in Section 3. Engineer Anderson reviewed the minimum lot requirement for parcels in the EAP district;
- (6) Traffic Impact Study requirements, Section 3. The Members discussed the location of driveway and impact of traffic;

(7) The Members discussed height requirement in the IOP District (45 feet). Project Representatives summarized the text amendment language regarding 60 feet height requirements, (item h) which requires further review for compliance or exception;

(8) The Members discussed lot coverage requirements (item m) and expressed a preference of 20% of total parcel for digester and 80% for Ag Use;

(9) Commercial sales will not be permitted unless approved by the Board of Supervisors;

(10) Operation of digester as an Accessory to Ag Use was presented by the Members as a viable option to be considered as added language in the text amendment.

At the conclusion of the discussion, the project representatives were provided with next steps: revise the text amendment to address above discussion points; send revision to the County for review; and, present revised text amendment to the Planning Commission at their January 16, 2024 meeting.

- B. Expanding the “Common Open Space” Requirement in Zoning Ordinance – Solicitor Brown summarized the County Review Letter regarding Common Open Space requirement. Engineer Anderson confirmed that the requirement is addressed in the SALDO, Section 511. Jeff Vickers made a motion to recommend to the Board of Supervisors the approval to update the Zoning Ordinance regarding the requirements for Common Open Space. David Jakubek seconded the motion. Motion carried unanimously.
- C. Short Term Rentals and Alternative Energy Sources Draft Ordinance – Solicitor Brown presented Section I for review. Member Jeff Vickers inquired about permitting requirements for monitoring activities.
- D. Township Sidewalk Plan – Engineer Anderson summarized the sidewalk plan which has been approved by the Board of Supervisors as a planning document.
- E. XTL Land Development Plan – Engineer Anderson reviewed the project withdraw letter and explained that site improvements will be monitored.
- F. Township Zoning Uses Chart – Renaming the IOP district was discussed and will be considered at the January meeting.
- G. Plan Reviews Chart was reviewed.

MEMBER COMMENTS

No comments.

ADJOURN

Having no further business, Roger Keith made a motion to adjourn meeting. Jeff Vickers seconded the motion. Meeting adjourned at 10:04PM.

Respectfully Submitted,

Joan A. Bair
Secretary