



**CALN TOWNSHIP PLANNING COMMISSION MEETING  
March 21, 2023**

A work session was held at 6:30 PM to discuss items on the meeting agenda.

The Planning Commission held their regularly scheduled meeting on Tuesday, March 21, 2023 in the Municipal Building at 253 Municipal Dr. and via Zoom as a virtual meeting. A public notice was published in the Daily Local News on December 27, 2022.

The agenda was posted on the Township website and at the Township building on March 17, 2023.

The meeting was called to order at 7:00 P.M. by Chairman, John Adam Thomas.

Salute to the Flag.

Roll Call – In attendance were John Adam Thomas, John Caporale, Ken Simon, Michael Irwin, William Schew and Jim Benko. Jacob Bashioum was not present.

Township Staff and Consultants in attendance were Kristen Denne, Raymond Stackhouse, Director of Building and Life Safety; Board of Commissioners' Liaison to the Planning Commission Lorraine Tindaro; Board of Commissioners' Alternate Liaison to the Planning Commission Mark Evans; and Elizabeth Nagy, Planning Commission Secretary.

Approval of February 21, 2023 meeting Minutes – Mr. Thomas amended the minutes as to the meeting place and time from the Church to Caln Meetinghouse at 8:00am. Mr. Thomas entertained a motion for approval to the amended minutes, moved by William Schew and seconded by Jim Benko. With no objections the motion carries 5-0 with Ken Simon abstaining.

Agenda items:

Ducklings Early Learning Center Land Development-100 Rock Raymond Rd.- Appearing on behalf of the applicant was Anthony Diver, applicant; Ryan Fulong of Riley, Riper, Hollin & Colagreco, attorney for the applicant; Joe Versella, DL Howell & Associates. Ryan and Joe gave an overview of the project and the waivers submitted where the applicant plans to build a child care center. The applicant amended the original motion to include approving the waivers and is seeking a recommendation for approval for land development. The Planning Commission has no objection to granting the waivers. After discussion Mr. Thomas entertained a motion for conditional approval upon satisfying the waivers being sought, the

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**DEPARTMENT OF BUILDING & LIFE SAFETY**

**Raymond Stackhouse, Director**

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Pennoni review letter dated 3/16/23, the Gilmore & Associates review letter dated 3/20/23 and the Arro review letter dated 3/16/23, moved by John Caporale and seconded by Jim Benko. With no objections the motion carries 6-0.

Communications – None

Discussion Items – None.

Old Business –. None

New Business –None

Subdivision and Land Development Timeclock Dates:

- *All Fill LD-4060 Edges Mill Rd. (Expires April 30, 2023)*
- *Jefferis Family Farm (Expires April 17, 2023)*
- *Ducklings Early Learning Center CU/LD-100 Rock Raymond Rd. (Expires April 17, 2023)*

Adjournment – With no further agenda items or Commission business, Mr. Thomas made a motion to adjourn the meeting, moved by William Schew and seconded by Jim Benko. Poll of members; all ayes, motion passes 6–0. The meeting adjourned at 7:45 P.M.

To the best of my knowledge, this summarizes the minutes of the March 21, 2023 Planning Commission meeting.

Respectfully submitted,

Elizabeth Nagy

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