



**2015 Comp Plan Update
Session 14 Minutes
September 20, 2016**

The Comp Plan Committee held their 14th session on Tuesday, September 20, 2016 in the Caln Township Municipal Building, immediately following the monthly Planning Commission meeting.

In attendance for the Planning Commission were Dave Lamb, Eugene Spratt, Jim Benko, Jill Hammond, Ken Simon and John Robinson, Jr. Ex-Officio Member.

Also in attendance was Jeffrey W. McClintock, PE, CFM, Township Engineer and Cheryl A. Lafferty, Planning Commission Secretary.

Other committee members in attendance were Commissioners' Jennifer Breton, John Contento and George Chambers, along with residents Noel Bernard, Marc Fox and Lorraine Tindaro. Also in attendance were Martin Gilchrist and Drew Sonntag of URDC along with Sean O'Neill of the Chester County Planning Commission (CCPC).

Discussion occurred, with some of the items to note:

- Provided previously was an Agenda/Discussion Guide and Community Facilities & Services Plan with modifications;
- Mr. Gilchrist distributed a Revised Community Facilities & Services Plan, an Updated Flood Plain & Floodway Area Map, a Recreation & Township Land Map and the Township Zoning Map;
- Floodplain discussed, noting the new Floodplain Ordinance decision will have a major impact on what the Comp Plan does;
- The FEMA Flood Plan & Floodway Area Maps were discussed, noting the changes made. Area H still requires a revision to the acreage;
- The Recreation & Township Land Map will be revised to include Township owned property at N. Bailey & Kings Highway, as well as a section of property owned at Caln Meetinghouse & Kings Highway between the Bypass and Golf Course;
- The HOA/Common Open Space areas noted on map need to be distinguished;
- Community Facilities discussed, reviewing the Revised document distributed, which addressed comments from the last meeting as well as comments from Commissioner Contento;
- Various comments were noted in sections C.3, C.4, C.5, C.8 and C.9, which will be revised by Mr. Gilchrist:
 - It was suggested that the Chief of Police review the area pertaining to Strategy for the Police Department in C.4
 - Mr. McClintock will forward Bylaws/language for section C.8 to Mr. Gilchrist

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- It was suggested to create a separate section for Parks, Recreation & Open Space;
- Transportation plan discussed noting various comments in sections T.1, T.2, T.3, T.4, T.5, T.6, T.7, T.8 and T.9 which will be revised by Mr. Gilchrist. Mr. McClintock will email appropriate wording for T.5;
- Discussion occurred regarding page 41, with reference to the extension of G. O. Carlson Blvd. East of Lloyd Avenue to Rt. 322, as referenced in the EGGS Study. The Committee was polled for their thoughts on the extension of the road:
 - Mr. Benko – no, don't extend the road
 - Mr. Spratt – no, don't extend the road
 - Mr. Lamb – depends on the plan presented
 - Mrs. Hammond – depends on the plan presented, but would prefer the road be built
 - Mr. Simon – no, don't extend the road, however depends on plan presented
 - Mr. Robinson – depends on the plan presented
 - Mr. Fox – no, don't extend the road
 - Mrs. Bernard – undecided
 - Ms. Tindaro – depends on the plan presented
 - Commissioners' Breton and Contento were not polled
 - Consensus was to be open minded. No one stated the road must be built
- Further discussion occurred regarding the area and use of the Lloyd Farm:
 - The question of apartments was posed, with all being o.k. with the concept noting traffic issues
 - The question of Light Industrial was posed, with the consensus being no, however two comments were noted as maybe
- It was noted the question was posed if G. O. Carlson Blvd. should be extended from Caln Road to Rt. 322. Consensus was not to extend G. O. Carlson Blvd. west past Barley Sheaf Road.
- Feedback prior to meetings is encouraged, to incorporate and be productive;
- Homework for the next meeting was to review the developable areas in the Township and the Existing Land Use Map and the proposed Future Land Use Map. Compare the Future Land Use Map to the Zoning Map for discussion. Homework also consisted of reading items as noted on the September 20, 2016 Agenda, for discussion at the next meeting on October 18, 2016.

An agenda will be compiled and forwarded prior to the session for review. Anyone needing copies of any of the materials is asked to notify the office prior to the sessions. Committee members were reminded to bring their binders to each session.

The session ended at 9:15 P.M.

Respectfully submitted,
Cheryl A. Lafferty
Planning Secretary

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