



**2015 Comp Plan Update
Session 15 Minutes
October 18, 2016**

The Comp Plan Committee held their 15th session on Tuesday, October 18, 2016 in the Caln Township Municipal Building, immediately following the monthly Planning Commission meeting.

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

Also in attendance was 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, Anthony Verwey and Lorraine Tindaro. Also in attendance were Martin Gilchrist and Drew Sonntag of URDC along with Mark Gallant of the Chester County Planning Commission (CCPC).

Discussion occurred, with some of the items to note:

- Mr. Gilchrist distributed a Revised Recreation, Township Land & Homeowners Association Open Space Map, adding land associated with Homeowners Associations. Mr. Gilchrist also provided another copy of the Draft Land Use Plan to several of the committee members, as well as the Zoning Map;
- Some discussion occurred regarding a highlighted area near Creek Road and the Rt. 30 Bypass, as GIS reflects this Township owned property;
- Proposed schedule was discussed:
 - Proceed through Land Use & Future Land Use Plan through November
 - Provide second Draft of the Comp Plan Update
 - Schedule hearings in January and February
 - Complete final revisions and adopt
- Various comments noted last month were reviewed by Mr. Gilchrist;
- Discussion was focusing on pages 7 – 25 this evening;
- Draft Land Use Plan discussed as well as the Transportation Plan and Street Classifications:
 - Lloyd Farm property again discussed with the R3 & R2 zoning
 - We could show flexibility with possibly reflecting dashes through the map regarding the extension of G. O. Carlson Blvd.
 - It was determined a note should be placed on the Transportation Plan Map regarding the potential for the road extension of G. O. Carlson Blvd.
 - Comments were again noted the Township needs an Official Map

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- Introduce higher density or leave zoning as is for the Lloyd Farm property, or introduce more flexibility
- Does the committee prefer Mixed Use or Residential for the site
- Brandywine Hospital property reflected on the map as the crosshatched area is zoned C-2 Commercial
- Previous discussions were to allow Mixed Use of Commercial and Residential for the site
- Page 21 was referenced for Text Descriptions for Mixed Use Business/Residential Options
- Flexibility was stressed, noting our willingness to work with potential developers
- Updating of the Zoning Code was discussed, as it relates to the Comprehensive Plan
- Mr. Gilchrist will propose some additional comments, a range of what's been discussed and will work with CCPC for appropriate wording for an Appendix/some sort of written record
- Bungalow Glade area discussed, reflected on the map as Medium/Low Density Residential, surrounded by Medium/High Density
- Per Mr. Lamb the area reflected as Medium/High Density is farm property on Embreeville Road with steep slopes
- Question arose if this should be reflected as Agricultural
- Mr. Sonntag questioned if Low Density was appropriate for the area
- The Committee was polled for their thoughts:
 - Mr. Verwey - Low Density
 - Mrs. Bernard - Low Density
 - Mr. Robinson - Low Density
 - Ms. Lafferty - No Opinion
 - Mr. Simon - Low Density
 - Mrs. Hammond - Low Density
 - Mr. Lamb - No Opinion, his neighbor
 - Mrs. Breton - No Opinion
 - Ms. Tindaro – Leave as Is
 - Mr. Contento – Continuation of either side
 - Consensus was to leave as is, but would allow flexibility
- Thorndale Village District discussed again, regarding the Kmart site being developed with buildings housing Commercial on the first floor and Residential on upper floors. Prime location with accessibility to the train station
 - Mrs. Hammond questioned why more apartments were needed in the Township for Fair Share Housing
 - Mr. Gallant advised there are three tiers to meet standards for the Fair Share Analysis
 - Mrs. Hammond questioned what classification the V. A. Hospital falls under, as they have residences on the site
- Cluster Development and acreage discussed
- Mr. Contento questioned if an area East of Lloyd Avenue near Deer Drive could be considered for a Light Industrial Use with buffering
- The Land Use Housing Plan is suggesting a General Industrial Use for the area on Kings Highway containing the concrete plant

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- An area on the map which would have been the SoftMart property was discussed, zoned as Light Industrial. Consensus was to leave as is
- Another area reflected on the map with steep slopes was briefly discussed, being The Hills at Thorndale Woods Development
- Mr. Gallant stated the Contract with Chester County Planning Commission for the Comp Plan is up in January:
 - He questioned Mr. Gilchrist on the status. Mr. Gilchrist stated he would like the Committee's opinion/vote on all items discussed this evening, at the November meeting
 - Per Mr. Gallant, the Township needs to review the second Draft before the Act 247 Review, which takes 45 days
 - Earliest possible Hearing may occur end of March
 - Mr. Gallant would prefer not to ask for an Extension
- Mr. Contento requested URDC to provide a bullet list of all items questioned, requiring a vote for the next meeting and provide to the office
- Feedback prior to meetings is encouraged, to incorporate and be productive.

An agenda will be compiled and forwarded prior to the next 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 8:45 P.M.

Respectfully submitted,
Cheryl A. Lafferty
Planning Secretary